

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 17, 1975, in the Council Chamber, commencing at 2.00 p.m.

PRESENT: Mayor Phillips,
Aldermen Bird, Bowers, Boyce, Cowie,
Harcourt, Kennedy, Marzari,
Rankin, Sweeney and Volrich.

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, Father Demetrios Partsafas of St. George's Greek Orthodox Church, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from Carnarvon Elementary School, under the direction of Mrs. Fountain, and students from the Employment Orientation for Women Class at Vancouver Community College, under the direction of their Instructor, Mrs. McDonald.

'IN CAMERA' MEETING

The Council was informed that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bird

SECONDED by Ald. Volrich

THAT the Minutes of the Regular Council Meeting of May 27, 1975, with the exception of the 'In Camera' portion, be adopted, after amendment as follows with respect to the clause - 'Langara: Land Disposal', as contained on page 14:

In the motion by Alderman Harcourt, delete the quoted portion relative to recommendation 'f' of the Director of Planning and substitute the following therefor:

"(f) THAT the provision of utilities normally subject to local improvement such as, paving, curbs, sidewalks and street lighting, as described in Section 7 of this report, be charged on a normal local improvement basis."

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,

SECONDED by Ald. Harcourt

THAT the Minutes of the Special Council Meeting (Public Hearing) of May 27, 1975, be adopted.

- CARRIED UNANIMOUSLY

Development of Harbour Park

In regard to development of Harbour Park, on May 27, 1975 Council requested the Mayor appoint a committee to discuss the availability of Federal funding with the Federal Government in respect of the 3.4 acres for park development.

The Mayor subsequently appointed himself and Alderman Boyce to comprise this special committee and advised that a meeting was held with the Federal minister concerned and the matter will be followed up further with other Federal ministers in an endeavour to obtain a government statement as soon as possible.

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers

SECONDED by Ald. Bird

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS

Building Permit (B64707)
1212 Laurier Street.

Further consideration was given to the report of the City Manager dated January 17, 1975, respecting the building of Mrs. R. Yorsh at 1212 Laurier Street. It was found that an addition had been made to the west side of the building which projected into the side yard, and an application to the Board of Variance for relaxation was refused. Subsequently, the owner was notified to remove the addition but has refused to do so and, therefore, the matter is now before the court.

Mrs. Yorsh appeared and indicated that this addition to the west side of the building was in the plans filed with the Building Department and the permit was granted accordingly. After hearing from the Building Inspector and after further consideration, it was

MOVED by Ald. Bowers

THAT the City Manager report to Council as follows:

- (a) Is the house over the property line?
- (b) Did the Development Permit, when issued, authorize the construction of this addition up to the property line?

FURTHER THAT, in the meantime, the Director of Legal Services take appropriate action in an endeavour to halt the court proceedings until the Council has dealt with the question.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)1976-80 Five Year Plan -
Housing Category.

Consideration was given to the following recommendation of the Standing Committee on Housing and Environment, Clause 2B.

"THAT \$10 million be allocated in the 1976-80 Five Year Plan for housing on a priority one basis."

Delegations were received as follows on the matter:

Downtown Eastside Residents' Association (Mr. Eriksen) - brief dated June 17, 1975 submitted in support.

C.O.P.E. (Mr. Yorke) - brief dated June 17, 1975 submitted in support.

A memorandum dated June 16, 1975 from Alderman Harcourt on the subject was also noted.

MOVED by Ald. Harcourt

THAT the foregoing recommendation of the Housing and Environment Committee be approved.

- CARRIED

(Ald. Bowers, Kennedy, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Rankin

THAT the Housing and Environment Committee be requested to look into the details of this proposed housing allocation, particularly the matter of breakdown of the amount of the subsidy involved, as well as other related aspects.

- CARRIED UNANIMOUSLY

Demolition of Houses -
Hamilton Street (831, 837 & 843)

On May 27, 1975, as a result of the May 23, 1975 Manager's report, it was instructed that Mr. Jack Olar, a demolition contractor, appear before Council in order that the matter of his business license may receive consideration because of action taken by Mr. Olar in demolishing buildings at 831, 837 and 843 Hamilton Street without a demolition permit. Mr. Olar appeared and explained that the buildings were demolished in error and not with intent to ignore the City's policy.

MOVED by Ald. Rankin

THAT Mr. Olar's explanation be accepted.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (Cont'd)Use of 1111 Burnaby Street
as a Residential Hotel.

Mr. J.B. Kowarsky, for the firm of Dohm, MacDonald, Russell and Kowarsky, appeared before Council on behalf of Summerdale Enterprises Ltd., and submitted a letter dated June 17, 1975, asking that 1111 Burnaby Street be included in the list of Apartments classified in the west-end as Hotels. He explained the particular circumstances in support.

MOVED by Ald. Bowers

THAT the Council permit this apartment to continue as a residential hotel on the complete understanding that the apartment-living now so classified within the building will be continued.

- CARRIED

(Ald. Rankin opposed)

At this point in the proceedings Council varied the Agenda to consider the following items.

COMMUNICATIONS OR PETITIONSProposed Ice Rinks.

A communication dated June 11, 1975, was noted from the Park Board, asking the Council's concurrence with the Board's intention of adopting the method of selected proposal calls for building the Connaught Park and Sunset Park Ice Rinks, rather than the normal public tender method, in order to allow construction as soon as possible.

MOVED by Ald. Harcourt

THAT the Council concur with the selected proposal call method for these ice rinks on the understanding that the proposal calls will be on the basis of the final contract price being based on a firm (upset) price within the amount budgeted for these two rinks.

- CARRIED UNANIMOUSLY

'Greek Day'

The following is quoted from a communication dated June 13, 1975, from The Greek Committee:

"We would like to request of the City of Vancouver that in order to celebrate 'Greek Day' in Vancouver:

- 1) Broadway be closed to traffic from MacDonald Street to Waterloo Street from 12:00 noon until midnight June 29, 1975.
- 2) Special permits regarding sale of food and liquor be granted where required.
- 3) Police assistance be provided as needed.
- 4) Banners to be placed on light standards to accommodate three flags.
- 5) That the City of Vancouver absorb the cost of the street closure and cleaning."

Cont'd..

COMMUNICATIONS OR PETITIONS (Cont'd)

'Greek Day' (Cont'd)

MOVED by Ald. Volrich

THAT the foregoing request be approved on the understanding that any expenses to the City will not exceed \$500 in total.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORT

B. Closing of Larch Street Between
10th Avenue and 12th Avenue.

The City Manager submitted the following report of the City Engineer, under date of June 12, 1975:

"One of the proposed ice rinks is to be constructed on Connaught Park in the vicinity of the south east corner of 10th Avenue and Larch Street. Kitsilano High School is on the west side of Larch Street between 10th Avenue and 12th Avenue. In order to provide sufficient off-street parking for the ice rink it is desirous to close Larch Street from 10th Avenue to 12th Avenue and use the area for parking purposes. The School Board is agreeable to the closure and use of the street. The residents in the area have been informed of the proposal and 84% of those contacted are agreeable to the closure. This portion of Larch Street is considered surplus to the normal City street system.

I RECOMMEND that Larch Street between 10th Avenue and 12th Avenue be closed, stopped up and the area placed in the care and custody of the Board of Parks and Recreation subject to the following conditions:

1. The curbs, gutters and sidewalks at both 10th Avenue and 12th Avenue be reconstructed as crossings rather than street entrances.
2. The sidewalks on both sides of the street to be relocated.
3. Items 1 & 2 together with any work required for the development of the parking area, to be to the account of the Board of Parks and Recreation.
4. Ingress and egress to the school site to be available at all times."

The City Manager RECOMMENDS that the above report of the City Engineer be approved. "

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

Council recessed at 3:55 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in Open Council in the Council Chamber at 4:15 p.m.

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UNFINISHED BUSINESS

2. Hodson Manor - Multicultural Association of B. C.

City Council on May 27, 1975, considered a memo from the Mayor dated May 26, 1975, on this matter. At that time Alderman Volrich put forward the following motion:

"MOVED by Ald. Volrich
THAT, as requested by the Mayor, Council endorse this application on behalf of the City:

FURTHER THAT, in the event the Federal Government does not contribute to this venture, then the City of Vancouver will provide the remaining funding not covered by the Community Recreational Facilities Fund.

- (deferred)".

Following this, Council passed a motion deferring this whole matter (including the above motion) for a report from the Multicultural Association, Fairview Little People's Society and the Fairview Information Centre, together with a report from the City Manager.

Council had before it for consideration to-day the following:

- (a) Manager's Report dated June 10, 1975;
- (b) The Multicultural Association of B. C. Letter dated June 2, 1975;
- (c) Letter dated June 12, 1975, from Belle Bruce, Co-ordinator Fairview Information Centre, Secretary Fairview Little People's Society;
- (d) Memo from the Mayor dated May 26, 1975;
- (e) The deferred motion of Alderman Volrich dated May 27, 1975.

MOVED by Ald. Sweeney
THAT Council approve the recommendation of the City Manager that a lease be prepared between the City of Vancouver and the Multicultural Association of British Columbia for the use of Hodson Manor (1245 West 7th Avenue). The lease to be prepared by the Director of Legal Services and to the satisfaction of the Supervisor of Property and Insurance. The rental fee to be \$915.00 per month.

FURTHER THAT this lease include a sub-lease to the Fairview Little People's Society and the Fairview Information Centre as proposed in the letter from the Multicultural Association of B. C. dated June 2, 1975.

- CARRIED UNANIMOUSLY

Council then considered Alderman Volrich's deferred motion, and it was

MOVED by Ald. Volrich
THAT, as requested by the Mayor, Council endorse this application on behalf of the City:

UNFINISHED BUSINESS (cont'd)

Hodson Manor -
Multicultural Association of B. C. (cont'd)

FURTHER THAT, in the event the Federal Government does not contribute to this venture, then the City of Vancouver will provide the remaining funding not covered by the Community Recreational Facilities Fund.

- CARRIED

(Ald. Marzari opposed)

During discussion of Hodson Manor, Ald. Kennedy left the meeting.

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COMMUNICATIONS OR PETITIONS

Lack of Parks and Playing Fields in Fairview Slopes

Council noted a letter dated May 26, 1975, from the Save Our Parkland Association requesting an opportunity to appear before Council with respect to lack of parks and playing fields in the Fairview Slopes area of Vancouver.

MOVED by Ald. Boyce

THAT the foregoing delegation request be granted and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

(During consideration of the above communication the Mayor left the meeting and Deputy Mayor Bowers assumed the chair).

Shaughnessy Hospital Site Development

Council on February 25, 1975, passed a motion requesting the B.C.M.C. to respond to the following motion of Council dated February 25, 1975:

"THAT the B.C. Medical Centre be asked to appear before Council, as soon as reasonably possible, to give definitive answers to questions regarding the size of the Shaughnessy development, the types of new structures to be built on the site, plans for retaining the present buildings and other such pertinent information as the City's Planning Department may request of them.

FURTHER THAT the interested citizens groups be invited to attend this meeting."

Under date of May 23, 1975, the B. C. Medical Centre submitted the following communication in response to Council's request:

" In reply to your letter dated May 9, 1975 the following is a summary of the current situation regarding the Shaughnessy Hospital site development:

- . The functional program for the Child and Maternal Health Unit was delivered to the Department of Health Hospital Programs Division on April 21, 1975. We are now waiting for the first of several meetings with the Hospital Division to review the functional program so agreement can be reached as to the scope and size of the Unit.
- . Preliminary discussions are underway with the Greater Vancouver Regional Hospital District regarding the Child and Maternal Health Unit; these will become more definitive once certain agreements on overall patient care policy have been reached with B.C. Hospital Programs.
- . The Chairman, Mr. J.V. Christensen, met Thursday, May 22, 1975 with the Citizens' Advisory Committee, for over two hours, and reviewed all aspects of the Shaughnessy site development.

COMMUNICATIONS OR PETITIONS (cont'd)

Shaughnessy Hospital Site Development (cont'd)

In reply to the City Council motion of February 25, 1975, the preliminary building proposals are not expected until July at the earliest. This, of course, is dependent upon our reviews with B.C. Hospital Programs and GVRHD which will have a bearing on the size and types of new structures to be built on the site.

As you can see, therefore, we cannot provide the information requested at this time. When the information is available, we will be pleased to meet with City Council and discuss the areas covered in the motion of February 25, 1975.

We hope that this is satisfactory. Please contact me if you would like elaboration of our current position. "

MOVED by Ald. Volrich

THAT the above communication dated May 23, 1975, from the B.C. Medical Centre be received, but that the B.C.M.C. be requested to provide at this time to City officials full information on existing plans for the first stage of this development.

- CARRIED UNANIMOUSLY

VanDusen Botanical Display Gardens

Council had for consideration the following communication from the Board of Parks & Recreation dated May 28, 1975, on the VanDusen Botanical Display Gardens:

"MacMillan Bloedel Ltd., in cooperation with Board officials, have negotiated a contract for construction of MacMillan Bloedel Place building in VanDusen Gardens with Halse-Martin Construction Co. Ltd. Board members received copies of a letter dated May 23rd, from MacMillan Bloedel, agreeing to an amendment to paragraph 7 of the terms of agreement as follows:

- ..'7. The City will let the Contract (the amount of which will not exceed \$525,000) and MacMillan Bloedel will, upon execution of the Contract, pay to the City the amount of the Contract, such payment to be made progressively with an amount of \$50,000 payable to the City at the date of the signing of the Contract and the balance to be paid progressively in conjunction with the timing and amounts of invoices received by the City from the Contractor.'...

"Construction work is expected to commence at the first of July, 1975. MacMillan Bloedel enclosed their cheque for \$50,000 as the first progress payment toward the cost of construction of MacMillan Bloedel Place.

"It was regularly moved and seconded,

"RESOLVED: That the Board request City Council to enter into a contract on behalf of the Board with Halse-Martin Construction Co. Ltd., utilizing MacMillan Bloedel funds as outlined in the letter from MacMillan Bloedel dated May 23, 1975.

- Carried.

"Board members agreed that a letter of thanks should be forwarded to MacMillan Bloedel."...

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COMMUNICATIONS OR PETITIONS (cont'd)

VanDusen Botanical Display Gardens (cont'd)

MOVED by Ald. Volrich

THAT the request of the Park Board that City Council enter into a contract on behalf of the Board with Halse-Martin Construction Co. Ltd., utilizing MacMillan Bloedel funds as outlined in the letter from MacMillan Bloedel dated May 23, 1975, be approved.

- CARRIED UNANIMOUSLY

Association of Canadian Community Colleges Annual Convention -
Request that City sponsor a Luncheon on November 11, 1975

Council had for consideration a letter from Mr. George C. Wootton, Co-Chairman, "College Canada '75", requesting that Council sponsor a luncheon for delegates to the Association of Canadian Community Colleges at the Hotel Vancouver on November 11, 1975. The estimated costs of this luncheon is \$5,000.

MOVED by Ald. Volrich

THAT no action be taken on this request.

- CARRIED UNANIMOUSLY

B.C. Amateur Softball Association
Annual Convention - Request that City host a
Dinner on November 9, 1975

The B. C. Amateur Softball Association submitted a request that the City host a dinner on Sunday, November 9, 1975, for the 1975 Canadian Amateur Softball Association Annual Convention in Vancouver.

MOVED by Ald. Harcourt

THAT no action be taken on this request.

- CARRIED UNANIMOUSLY

Rezoning of Single-family Residence at
1007 West 46th Avenue

The City Clerk advised that the communication of May 9, 1975, from Mrs. Donna Cohen requesting an opportunity to appear before Council with respect to the above building was withdrawn.

Grant Appeal

The Vancouver Fire Department Band submitted a request to appear before Council to appeal Council's 1975 grant to the Band.

MOVED by Ald. Bird

THAT the foregoing delegation request be granted and arrangements left with the City Clerk.

- CARRIED UNANIMOUSLY

Kitsilano Day - Grant Request

Under date of June 2, 1975, the Kitsilano Day Co-ordinator submitted the following communication to Council:

COMMUNICATIONS OR PETITIONS (cont'd)

Kitsilano Day - Grant Request (cont'd)

" Once again, the people of this community - clubs, merchants, social workers, ethnic groups, schools, old and young people alike - have joined together to form a committee to plan KITSILANO DAY.

Last year proved to be an overwhelming success for us, and this year will be even greater.

The activities will be held in Connaught Park. The atmosphere will be very community spirited, beginning with a walking parade down Vine Street, then ending up in the park where the residents of Kitsilano will have the opportunity to display their wares, enjoy music, ethnic dancing, face painting, tightrope walkers, and much much more.

As you can appreciate, a great deal of planning and manpower is required for a project of this calibre, and we have done our utmost up to this point to function with as little funds as possible. At this time, however, we are in a position to draw up a budget with an accurate account of costs involved, and we are now seeking financial backing from all available sources.

At this time, we would like to bring to your attention that it has required two full-time people in our office at all times to keep communications intact for all concerned. We have also found this year that heads from different communities of Vancouver are very interested in what we are doing here, and are anxious to visit our office to see just how we have been able to do this. These people will, of course, be attending KITSILANO DAY as well.

We are now requesting City Council for a grant of two thousand dollars (\$2,000.00), which has been more than accounted for at this time.

Attached, you will find a copy of our budget which has been audited as closely as possible.

We greatly appreciate your consideration to this request, and look forward to your favourable reply. "

Council also noted comment from the City Clerk that Mr. Trendell, Co-ordinator, Kitsilano Day, has advised that they will only receive \$750 from Carlings Brewery instead of the \$6,000 grant expected, and therefore, are requesting Council to increase the grant from \$2,000 to \$4,000 to enable the program to proceed.

Alderman Volrich advised that the Kitsilano Day Committee has received a grant of \$1,000 from Folkfest.

MOVED by Ald. Harcourt

THAT Council approve a grant of \$1,000 to Kitsilano Day Committee.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Ald. Boyce and Sweeney opposed)

At this point, Mayor Phillips returned and assumed the Chair.

MOVED by Ald. Harcourt

THAT Council approve a grant of \$1,000 to the Kitsilano Day Committee subject to it receiving other financial assistance.

- CARRIED BY THE REQUIRED
MAJORITY

(Ald. Boyce and Sweeney opposed)

COMMUNICATIONS OR PETITIONS (cont'd)

Police Staff Parking

The Deputy Chief Constable under date of May 23, 1975, submitted the following communication:

" Further to our conversation of Thursday last respecting the parking problem as it affects Police staff reporting for duty at the 312 Main Street Headquarters, the Police Union has requested some action on the part of the City in making the lot bounded by Gore, Dunlevy, Keefer and Pender Streets available to their membership.

Briefly, the story of the use of the lot by police members is one that is less than satisfactory in their eyes. Some time ago, staff were parking on the lot, but the area was posted by the City and, I am advised, some 30 employee cars were towed away as trespassers subsequent to the posting. A later development on the part of the City was the removal of the driveway, totally precluding vehicle access to the lot.

The lot has now stood vacant for some two or three years in an area where parking space is at a premium. Police members who cannot acquire parking on private property are forced to park blocks away from the Headquarters Building. It is difficult to rationalize to these people the continued prohibition of the use of an available site that could accommodate upwards of 100 vehicles with some minimal grading and a gravel surface.

The Office of the City Manager has been contacted and advice received to the effect that the property is zoned CD-1 meaning any development permit must be approved by the Director of Planning.

I would suggest if the property is not going to be put to use in the foreseeable future, Council be requested to develop same for police staff parking purposes. "

MOVED by Ald. Harcourt

THAT no action be taken on the request of the Police Department to use the lot bounded by Gore, Dunlevy, Keefer and Pender Streets for Police staff parking.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS

A. CITY MANAGER'S
GENERAL REPORT
June 13, 1975

Works and Utility Matters
(June 13, 1975)

Water Main Installations -
1974 Capital Budget.
(Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Social Service & Health Matters
(June 13, 1975)

Consumer Association of Canada Report
Regarding Certain Restaurants in the
City of Vancouver.
(Clause 1)

MOVED by Ald. Harcourt

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (cont'd)

Building and Planning Matters
(June 13, 1975)

The Council considered this report, which contains six clauses, identified as follows:

- Cl. 1. Alterations to C.P.R. Station.
- Cl. 2. 3075 West 53rd Avenue, Development Permit Application No. 69617
- Cl. 3. Development Permit Application No. 69600, 2175 Oxford Street - Urban Design Panel.
- Cl. 4. 821 Drake Street.
- Cl. 5. Self-Serve Stations.
- Cl. 6. Strathcona Rehabilitation Project - Strathcona Community Centre.

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bird
THAT the recommendations of the City Manager contained in clauses 1 and 2 of this report, be approved.

- CARRIED UNANIMOUSLY

Development Permit Application No. 69600 -
2175 Oxford Street - Urban Design Panel
(Clause 3)

MOVED by Ald. Cowie
THAT Development Permit Application #69600, 2175 Oxford Street, be referred back to the Design Panel for a more detailed explanation to Council on their position in this matter.

- CARRIED UNANIMOUSLY

821 Drake Street
(Clause 4)

MOVED by Ald. Bird
THAT City officials defer enforcement action on this building pending a further report to Council within 90 days on the condition of this building and site.

- CARRIED UNANIMOUSLY

Self-Serve Stations
(Clause 5)

During consideration of this item representatives from Mohawk Oil Co. Ltd., addressed Council briefly and advised that it is intended to have a service bay attached to their self-serve station at 1010 West King Edward.

MOVED by Ald. Bowers
THAT the list of approved self-serve stations be amended by adding the following four stations:

- 1. Shell - 1896 East Hastings
- 2. Shell - 1785 Main Street
- 3. Gulf - 2nd & Burrard
- 4. Pacific - 1289 East Broadway

- CARRIED UNANIMOUSLY

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CITY MANAGER'S & OTHER REPORTS (cont'd)

Building and Planning Matters
(June 13, 1975) continued

Self-Serve Stations
(Clause 5) cont'd

MOVED by Ald. Bowers

THAT the application from Mohawk Oil Co. Ltd., to convert an operation of their premises at 1010 West King Edward to a self-serve station, be approved, and that this station be added to the approved list.

- CARRIED

(Ald. Marzari, Rankin & Sweeney opposed)

Strathcona Rehabilitation Project -
Strathcona Community Centre (Clause 6)

MOVED by Ald. Harcourt

THAT the City request the Province and C.M.H.C. to increase their allocations to the City of Vancouver by \$62,500 and \$125,000 respectively to permit the addition to the Strathcona Community Centre to be constructed under the 1975 Neighbourhood Improvement Program but that the decision to proceed with this Community Centre addition be deferred until final approval of the original Neighbourhood Improvement Program application has indicated that the Community Centre addition can proceed without prejudicing the other two Neighbourhood Improvement Program proposals.

- CARRIED

(Ald. Bowers opposed)

Fire and Traffic Matters
(June 13, 1975)

The Council considered this report, which contains two clauses, identified as follows:

- Cl. 1. Exclusive Bus Lanes - Howe Street.
- Cl. 2. Sidewalk Cafes.

The Council took action as follows:

Exclusive Bus Lanes - Howe Street
(Clause 1)

MOVED by Ald. Harcourt

THAT this clause be received for information.

Sidewalk Cafes
(Clause 2)

MOVED by Ald. Cowie

THAT the recommendations of the City Manager, contained in this report, be approved.

- CARRIED

(Ald. Marzari and Rankin opposed)

MOVED by Ald. Marzari

THAT the City Manager report back as soon as possible on current value of restaurant square footage in similar locations in the City.

- LOST

(Ald. Bowers, Boyce, Cowie, Harcourt, Sweeney,
Volrich and the Mayor opposed)

CITY MANAGER'S & OTHER REPORTS (cont'd)

Finance Matters
(June 13, 1975)

The Council considered this report which contains eighteen clauses, identified as follows:

- Cl. 1. 1975 Basic Capital Program.
- Cl. 2. U.S. Premium Liability Reserve.
- Cl. 3. Staffing Requirements - Britannia Centre Library, and Vancouver Public Library.
- Cl. 4. Staffing and Operating Costs - South Granville Branch Library.
- Cl. 5. Local Improvements - Special Relief.
- Cl. 6. Investment Matters (Various Funds) March 1975.
- Cl. 7. Investment Matters (Various Funds) April 1975.
- Cl. 8. Queen Elizabeth Theatre - Restaurant Lease.
- Cl. 9. P.C.124 Gentile - Criminal Defense Legal Fees.
- Cl.10. Director of Housing, Funding of 1975 Departmental Costs.
- Cl.11. Vancouver Public Housing Corporation.
- Cl.12. Gratuity Payments - Welfare Staff
- Cl.13. Additional Civilian Personnel - Police Department.
- Cl.14. 1975 Annual Convention U.B.C.M.: Proposed Resolution.
- Cl.15. Contract No. 39-73-7 - 2 Pumper and 2 Aerial Ladder Trucks.
- Cl.16. Police Communications Centre.
- Cl.17. Vancouver Centre Development Limited - Agreement to Lease.
- Cl.18. Remedial Work at the Vancouver Aquatic Centre.

The Council took action as follows:

1975 Basic Capital Program
(Clause 1)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager and the Director of Finance, contained in this report, be approved.

- CARRIED UNANIMOUSLY

Clauses 2 to 12

MOVED by Ald. Harcourt
THAT the recommendations of the City Manager, contained in clauses 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of this report, be approved.

- CARRIED UNANIMOUSLY

Additional Civilian Personnel -
Police Department (Clause 13)

The City Clerk advised that the Police Department requested deferrment of Item (D) in this report to provide them an opportunity to submit a report and make representations before Council on June 24, 1975.

MOVED by Ald. Volrich
THAT this whole matter be referred to the Standing Committee on Finance and Administration for consideration with officials concerned, including representatives of the Police Department, this meeting to be arranged for a time convenient to all members of Council.

- CARRIED UNANIMOUSLY

CITY MANAGER'S & OTHER REPORTS (cont'd)

Finance Matters
(June 13, 1975)(continued)

1975 Annual Convention U.B.C.M.:
Proposed Resolution (Clause 14)

MOVED by Ald. Volrich
THAT the draft resolution from the City Engineer be submitted as a resolution for the U.B.C.M. Convention in September 1975.

- CARRIED UNANIMOUSLY

Contract No. 39-73-7 -
2 Pumper & 2 Aerial Ladder Trucks
(Clause 15)

MOVED by Ald. Bird
THAT Alternative (C) in the City Manager's Report be approved.

- CARRIED UNANIMOUSLY

Clauses 16 to 18

MOVED by Ald. Boyce
THAT the recommendations of the City Manager, contained in clauses 16, 17 and 18, be approved.

- CARRIED UNANIMOUSLY

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Council again agreed to vary the agenda to deal with Clause 1 of Report I.

I. Report of Standing Committee on
Housing & Environment
(May 22, 1975)

Housing Registry and Relocation Services
(Clause 1)

MOVED by Ald. Harcourt
THAT Recommendations (A) and (B) of the Committee contained in this clause, be approved:

FURTHER THAT Council approve two months' interim funding based on their 1975 budgets to the Red Door and the Y.W.C.A. housing registries.

- CARRIED UNANIMOUSLY

* * * * *

Council further agreed to vary the agenda to deal with the following report:

X. Part Report of Standing Committee on
Finance & Administration
(June 12, 1975)

Britannia Community Services Centre -
Staff and Budgets (Clause 1)

MOVED by Ald. Volrich
THAT Recommendations a, b, c, e, f and g of the Committee contained in this clause, be approved after amendments to Recommendation d and h as follows:

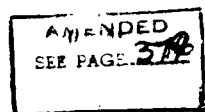
CITY MANAGER'S & OTHER REPORTS (cont'd)

X. Part Report of Standing Committee on
Finance & Administration (June 12, 1975) (cont'd)

- (d) THAT Council approve the 1975 budget as recommended by the Director of Social Planning and the Director of Finance and as shown on the detailed budget sheets in this report, including:
- (i) security, subject to review by the Standing Committee on Finance and Administration by September, 1976;
 - (ii) host staff, subject to review by City staff by April, 1976;
 - (iii) telephone expenses, subject to review by City staff by September, 1976.
- (h) THAT the Manager's Report dated June 5, 1975, be approved, including the qualifications set forth therein.

- CARRIED UNANIMOUSLY

(Underlining denotes amendments)



The Council recessed at approximately 6:05 p.m.
to reconvene in the Council Chamber at 7.30 p.m.

The Council reconvened in the Council Chamber at approximately 7.30 p.m. with Mayor Phillips in the Chair and the following members present:

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie,
Harcourt, Marzari, Rankin,
Sweeney and Volrich.

ABSENT: Alderman Kennedy.

CITY MANAGER'S REPORTS (Cont'd)

Property Matters
(June 13, 1975)

The Council considered this report which contains seven clauses, identified as follows:

- Cl. 1. 1866 and 1872 West 5th Avenue, Lots W $\frac{1}{2}$ 4 & E $\frac{1}{2}$ 3, Block 267, D.L. 526.
- Cl. 2. Acquisition for Family Housing Project - Lot D, Except East 10 feet, Block I, D.L. 753, 3268 Commercial Drive.
- Cl. 3. Lease of Lot 10, Block 122, D.L. 541, Situated: E/S 1400 Block Howe Street.
- Cl. 4. Acquisition for Rupert Park Extension - Lot 9, Block 86, Sec. 29, T.H.S.L., 3320 Kitchener Street.
- Cl. 5. Leasing of 2782 Grandview Highway, Portion of Lot 1, Block A, District Lot Section 44, THSL. Plan 11660.
- Cl. 6. Fire Damage - 435 West 10th Avenue, Lot 12, Block 360A, D.L. 526.
- Cl. 7. Demolition.

The Council took action as follows:

Clauses 1 - 7 inclusive.

MOVED by Ald. Bowers

THAT the recommendations of the City Manager contained in clauses 1, 2, 3, 4, 5, & 6 be approved, and Clause 7 be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS

Report of Standing Committee on
Housing and Environment.
(May 22, 1975.)

The Council considered this report which contains nine clauses, identified as follows:

- Cl. 1. Housing Registry and Relocation Services.
- Cl. 2. Correspondence.
- Cl. 3. Housing Progress Report.
- Cl. 4. Fire By-law Enforcement Progress Report.
- Cl. 5. Lodging House By-law Progress Report.
- Cl. 6. Site for Vancouver Chinatown Lions Housing Project.
- Cl. 7. Outstanding Housing and Environment Committee Matters.
- Cl. 8. Dogs.
- Cl. 9. Pioneer Park.

The Council took action as follows:

Cont'd....

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

Clause 1.

For Council action on Clause 1, see page 15 of these Minutes.

Correspondence.

(Clause 2)

MOVED by Ald. Harcourt

THAT Section 'A' of this clause be received for information.

- CARRIED UNANIMOUSLY

For Council action on Section 'B' of this clause, see page 3 of these Minutes.

Clauses 3 - 7 inclusive

MOVED by Ald. Bird

THAT Clauses 3, 4, 5, 6 & 7 of this report be received for information.

- CARRIED UNANIMOUSLY

Dogs.

(Clause 8)

MOVED by Ald. Boyce

THAT the recommendations of the Committee contained in this clause be approved, after deleting the words "approved in principle and" from recommendation B.

- CARRIED UNANIMOUSLY

Pioneer Park

(Clause 9)

MOVED by Ald. Boyce

THAT the recommendations of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee on
Planning and Development.

(May 29, 1975.)

G.V.R.D. Livable Region Programme:

1976-1986. (Clause 1)

Moved by Ald. Bowers

THAT the recommendation of the Committee contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee on
Housing and Environment.

(May 29, 1975)

Public Housing

(Clause 1)

MOVED by Ald. Harcourt

THAT recommendations 'A' and 'E' of the Committee, contained in this clause, be approved, after amending recommendation 'E' by deleting all the words following the word 'basis'.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

V. Report of Standing Committee on
Finance and Administration
(May 29, 1975)

The Council considered this report which contains six clauses, identified as follows:

- Cl. 1. Archives Photographic Centre - Special Committee.
- Cl. 2. Mayor's Salary.
- Cl. 3. Property Endowment Fund.
- Cl. 4. 1975 Supplementary Capital Programme.
- Cl. 5. B.C. and Yukon Chamber of Mines
- Cl. 6. B.C. Registered Music Teachers' Association.

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Volrich

THAT the recommendations of the Committee contained in clauses 1 and 2, be approved.

- CARRIED UNANIMOUSLY

Property Endowment Fund
(Clause 3)

Alderman Volrich requested, and Council gave permission, to delete the words "from amongst the five person board" from the last paragraph in this clause.

MOVED by Ald. Volrich

- (a) THAT a Property Endowment Fund be established based on the Objectives, Revenue Policy and Structure proposed in the Mayor's memorandum of May 15, 1975 to the Standing Committee on Finance and Administration:
- (b) THAT Council approve the establishment of the five-person Board as set out in item 3 'Structure' in the Mayor's memo.
- (c) THAT the Board report to Council on a regular basis through the Standing Committee on Finance and Administration.

- CARRIED UNANIMOUSLY

1975 Supplementary Capital Program
(Clause 4.)

MOVED by Ald. Volrich

THAT the recommendations of the Committee contained in this clause, be approved.

- CARRIED UNANIMOUSLY

B.C. & Yukon Chamber of Mines
(Clause 5)

MOVED by Ald. Volrich

THAT Council approve a grant of \$2000 to the B.C. & Yukon Chamber of Mines to assist with the provision of public services.

- LOST NOT HAVING
THE REQUIRED MAJORITY

(Ald. Bowers, Boyce, Harcourt, Marzari, Rankin and
the Mayor opposed)

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

Report of Standing Committee on
Finance and Administration (Cont'd)

B.C. Registered Music Teachers' Association
(Clause 6)

MOVED by Ald. Volrich

THAT this clause be received for information.

- CARRIED UNANIMOUSLY

Report of Standing Committee
on Community Services.
(May 29, 1975)

The Council considered this report which contains three clauses,
identified as follows:

- Cl. 1. Neighbourhood Pub Application - 3681 West 4th Avenue.
- Cl. 2. Lodging House at Diamond Head.
- Cl. 3. Youth Problems and Programs in the City.

The Council took action as follows:

Clauses 1 - 3 inclusive

MOVED by Ald. Rankin

THAT the recommendations of the Committee contained in clauses
1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Report of Standing Committee
on Planning and Development
(May 29, 1975)

The Council considered this report which contains four clauses,
identified as follows:

- Cl. 1. Downtown Transportation Plan.
- Cl. 2. Local Area Planning.
- Cl. 3. Fairview Planning Committee.
- Cl. 4. Public Open Space - City-owned Land, Area 6, False Creek.

The Council took action as follows:

Downtown Transportation Plan
(Clause 1)

MOVED by Ald. Bowers

THAT recommendations A and B of the Committee, contained in this
clause be received for information and recommendations C, D and E, be
approved.

- CARRIED UNANIMOUSLY

Clause 2 and 3.

MOVED by Ald. Bowers

THAT the recommendations of the Committee contained in clauses
2 and 3 of this report be approved.

- CARRIED UNANIMOUSLY

Cont'd....

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

Report of Standing Committee
on Planning and Development (Cont'd)

Public Open Space - City-owned Land,
Area 6, False Creek.
(Clause 4)

Alderman Bowers requested, and received permission to amend this clause in the Committee's report by deleting the paragraph reading as follows:

"The City Manager pointed out that extraordinary maintenance budgets will be required to maintain the streets and plazas if they are constructed as described in the Conceptual Plan."

MOVED by Ald. Bowers

THAT the recommendations of the Committee be approved, after deleting all the words following 'approved' in recommendation 'E'.

- CARRIED UNANIMOUSLY

I, Part Report of Standing Committee
on Planning and Development
(June 12, 1975)

The Council considered this report which contains three clauses, identified as follows:

- Cl. 1. 1025 Thurlow Street (Block 22 - Nelson Park)
- Cl. 2. Downtown Commercial and Residential Densities.
- Cl. 3. Downtown Transportation Plan.

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Bowers

THAT the recommendations of the Committee contained in clauses 1 and 2 of this report be approved.

- CARRIED UNANIMOUSLY

Downtown Transportation Plan
(Clause 3)

MOVED by Ald. Bowers

THAT recommendation 'A' contained in this clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers

THAT recommendation 'B' contained in this clause be deferred pending a report reference from the City Engineer at the next meeting of Council on the staged implementation programme.

- CARRIED UNANIMOUSLY

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

II. Part Report of Standing Committee
on Housing and Environment
(June 12, 1975)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1. Secondary Suites.
- Cl. 2. Moratorium on Strata Title Conversions.

The Council took action as follows:

Secondary Suites
(Clause 1)

MOVED by Ald. Rankin

THAT the recommendations of the City Manager contained in his report dated June 3, 1975, be approved.

- CARRIED

(Ald. Bird and Boyce opposed)

MOVED by Ald. Rankin

THAT Petition Plebiscites respecting the above be carried out by the City Clerk as soon as possible after October 8, 1975 - Five Year Plan Plebiscite - is held, based on decisions of Council on the matter and be generally conducted in the same manner as similar district plebiscites carried out by the City Clerk earlier this year.

(Ald. Bird and Boyce opposed)

- CARRIED

Moratorium on Strata Title Conversions
(Clause 2)

MOVED by Ald. Harcourt

THAT the recommendation of the Committee contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Illegal Suites -
Hardship Cases.

The Committee of Officials submitted the following report under date of May 23, 1975:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the Sub-Committee be approved:

Alison Von Hammerstein (owner), 2823 Waterloo Street
 Lorna Edwards (tenant), 3149 East 62nd Avenue
 Clara A. Phillips (tenant), 1048 Lakewood Drive

Cont'd.....

STANDING COMMITTEES AND OTHER REPORTS (Cont'd)

Illegal Suites -
Hardship Cases (Cont'd)

- (b) the following applications be approved for one year from the date of this Resolution:

Debbie Matthews (tenant), 2376 West 12th Avenue
 Madeline Cureton (tenant), 1774 Grant Street
 Doug Paterson (tenant), 1774 Grant Street
 Adrian Chan (tenant), 896 West King Edward Avenue
 Robinton B. Shroff (tenant), 1470 East 49th Avenue

- (c) the following applications be approved for six months from the date of this Resolution:

Mohan S. Deshi (tenant), 829 Durward Avenue
 Malkiat & Kamaljeet Powar (owners), 4928 Killarney Street
 Ray Oxley (tenant), 3278 West 15th Avenue
 Renato Alejandro (tenant), 2586 Kitchener Street
 Anne Cymbalisty (tenant), 1999 Nelson Street
 John Snapkauskas (tenant), 944 Semlin Drive
 Esther Stephan (tenant), 944 Semlin Drive
 Ole Jakobsen (tenant), 1118 Maple Street

- (d) in respect to the above mentioned, the City Building Inspector be instructed to withhold enforcement action and to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

- (e) the following applications be not approved:

Satnam S. Kooner (owner), 5241 Aberdeen Street
 Mr. G. Thiruchittampalam (owner), 3366 West 26th Avenue
 Fiorino La Scala (owner), 3872 Glen Drive
 Mr. and Mrs. Ray Ivison (tenants), 5149 Elgin Street

MOVED by Ald. Bowers

THAT recommendations (a) (b) (c) and (d) of the Committee of Officials be approved;

FURTHER THAT the applications from the following be approved for one year from the date of this resolution:

Mr. G. Thiruchittampalam (owner), 3366 West 26th Avenue
 Mr. and Mrs Ray Ivison (tenants) 5149 Elgin Street;

AND FURTHER THAT the applications from the following be not approved:

Satnam S. Kooner (owner) 5241 Aberdeen Street
 Fiorino La Scala (owner) 3872 Glen Drive.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO VARY THE AMOUNTS AUTHORIZED
TO BE BORROWED FOR CERTAIN PROJECTS
UNDER THE 1971-1975 FIVE YEAR PLAN TO
FACILITATE THE PURCHASE OF PROPERTY
MORE PARTICULARLY KNOWN AS ACQUISITION
OF 333 POWELL STREET, LOT 35, BLOCK 40,
DISTRICT LOT 196: ST. JAMES SOCIAL SERVICE

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT the By-law be given second and third readings and the Mayor
and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO AMEND BY-LAW NO. 4450
BEING THE LICENSE BY-LAW - TO
LIMIT THE NUMBER OF SELF-SERVE
GAS STATIONS IN THE CITY

MOVED by Ald. Volrich

SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

Regular Council, June 17, 1975. 25

BY-LAWS (Cont'd)

BY-LAW TO AMEND BY-LAW No. 4450
BEING THE LICENSE BY-LAW - TO
LIMIT THE NUMBER OF SELF-SERVE
GAS STATIONS IN THE CITY. (Cont'd)

MOVED by Ald. Volrich
SECONDED by Ald. Boyce

THAT the schedule attached to this By-law be amended by adding the following Self-Serve Gas Stations approved by Council earlier this day.

Burrard & 2nd.	1743 Burrard St.
Oak & King Edward.	1010 West King Edward.
Clark & Broadway.	1289 East Broadway.

(Ald. Bowers opposed)

- CARRIED

MOVED by Ald. Volrich
SECONDED by Ald. Boyce

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED

(Ald. Bowers opposed)

3. BY-LAW TO AMEND BY-LAW No.4299 BEING
THE VEHICLES FOR HIRE BY-LAW TO
INCREASE LIMOUSINE RATES.

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Rankin
SECONDED by Ald. Sweeney

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW No. 4450 BEING
THE LICENSE BY-LAW - TO INCREASE THE
FEES FOR DUPLICATE DOG TAGS.

MOVED by Ald. Harcourt
SECONDED by Ald. Boyce

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

Cont'd....

BY-LAWS (Cont'd)

BY-LAW TO AMEND BY-LAW No. 4450
 BEING THE LICENSE BY-LAW - TO INCREASE
THE FEES FOR DUPLICATE DOG TAGS. (Cont'd)

There being no amendments, it was

MOVED by Ald. Harcourt
 SECONDED by Ald. Boyce

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

5. BY-LAW TO AMEND BY-LAW No. 2046 BEING
 THE POUND BY-LAW - TO INCREASE IMPOUNDING
AND MAINTENANCE FEES.

MOVED by Ald. Harcourt
 SECONDED by Ald. Boyce

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt
 SECONDED by Ald. Boyce

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONSA. Allocation of Land for Road Purposes

MOVED by Ald. Harcourt
 SECONDED by Ald. Rankin

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

1. South 2.5 feet of Lot 5, Block 5, East half of Section 25, Town of Hastings Suburban Lands, Plan 3653.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for road purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

1. Provincial - Municipal Sharing of Revenues.

Alderman Volrich requested and obtained permission to substitute the following motion for the one submitted as Notice of Motion at the Council Meeting on May 27, 1975.

MOVED by Ald. Volrich

SECONDED by Ald. Bird

WHEREAS:

- (a) The Provincial Government has proposed sharing with municipalities one-third of the net revenue resulting from any increases in the export price of natural gas;
- (b) While being a welcome move in the direction of revenue-sharing, this arrangement will not meet the basic financial needs of most municipalities nor provide a source of revenue that can be determined with any degree of certainty at the time that municipalities are obliged to determine their budgets and set their mill rates;
- (c) It is essential that municipalities, if they are to be able to meet the greatly-increasing costs of providing basic services, should have additional sources of revenue made available to them which they can anticipate with some confidence each year and which can be expected to increase from year to year with growth in the economy;
- (d) Reliance on the property tax as the main source of municipal revenue continues to impose an unfair and increasing burden on property owners;
- (e) The Province of Manitoba has announced a new arrangement to allow municipalities to share directly in growth taxes in that province and, as a start toward this new tax-sharing plan, the Manitoba Government proposes to transfer certain tax revenues from Provincial Personal and Corporate income taxes directly to the municipal governments.

THEREFORE BE IT RESOLVED as follows:

- 1. That the Union of B. C. Municipalities urge the Provincial Government to implement in addition to the present system of per capita grants and the sharing of natural gas revenues, a tax-sharing arrangement similar to the principle being applied in the Province of Manitoba, commencing in 1976, so as to provide municipalities with a direct share of growth revenues which will enable them to budget with some degree of confidence each year and which will be sufficient to enable them to meet their increasing costs.
- 2. That these revenues be shared with municipalities on the basis of a formula and system of allocation to be discussed between the Provincial Government and the UBCM.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

2. MOVED by Ald. Kennedy

SECONDED by Ald. Sweeney

THAT WHEREAS the present policy of Council is that Regular Council Meetings commence at 2:00 p.m. and reconvene at least two evenings a month at 7:30 p.m.,

AND WHEREAS this policy was established to generate public interest and attendance,

AND WHEREAS experience has shown that this objective has not been achieved,

AND WHEREAS evening meetings result in increased expenses for additional security personnel, staff overtime as well as inconvenience to Department Heads,

BE IT THEREFORE RESOLVED that effective September 1, 1975, Council revert to its previous practice of scheduling regular meetings at 9:30 a.m., except when by resolution of Council and for stated reasons, evening meetings are called.

MOVED by Ald. Sweeney

SECONDED by Ald. Bird

THAT the motion of Alderman Kennedy be deferred to the next regular meeting of Council.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notices of Motion were submitted this day and recognized by the Chair:

1. MOVED by Ald. Kennedy

THAT WHEREAS

- (a) The organization known as Vancouver Historical Insights Limited at 16 Water Street was established to provide cultural, social and educational services to school children, senior citizens, Vancouver residents and visitors by way of audio-visual presentations of Vancouver history and tours of Vancouver heritage areas;
- (b) Its skills and premises could be harnessed to help the City's U.N. Committee on "Habitat" 1976;
- (c) I have investigated the services provided by Vancouver Historical Insights Limited, talked with their staff, inquired about their program from civic officials and am impressed with its value and merit;

THEREFORE BE IT RESOLVED that City Council request the Director of Social Planning to evaluate Vancouver Historical Insights Limited with respect to its usable facilities and report back to City Council on ways and means of developing an audio-visual program on Vancouver, Past, Present and Future, including the provision of city financing for such a program.

(Notice)

NOTICE OF MOTION (Cont'd)

2. MOVED by Ald. Cowie
THAT WHEREAS

Council on May 27, 1975, approved the Golden Pigeon Mural
proposed by Pier Group Mural Company for the exterior wall
of 333 Carrell Street,

AND WHEREAS it is considered that this mural would be
detrimental to the appearance of Pigeon Park,

THEREFORE BE IT RESOLVED THAT the resolution approving this
mural be rescinded.

(Notice)

ENQUIRIES AND OTHER MATTERS

Proposal Call -
Family Housing.

The City Manager advised that it is
proposed to insert an advertisement
in the week-end newspapers calling
for proposals for development of
family housing under Section 15.1
of the National Housing Act.

MOVED by Ald. Bird
SECONDED by Ald. Rankin

THAT the City Manager be authorized to insert the necessary
advertisements.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 8.55 p.m.

* * * * *

The foregoing are minutes of the Regular Council Meeting of
June 17, 1975, adopted on June 24, 1975 (after amendment)

A. Phillips
MAYOR
L. V. Little
CITY CLERK

A-1

Manager's Report, June 13, 1975 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION:

1. WATER MAIN INSTALLATIONS-1974 CAPITAL BUDGET

The City Engineer reports as follows:

"To proceed with the marketing of City-owned properties in the Charles/Adanac area, water mains have to be installed on the following streets:

Water Main Project 411

<u>Street</u>	<u>From</u>	<u>To</u>
William Street	Skeena Street	Boundary Road
Boundary Road	Napier Street	Charles Street

The estimated cost is \$34,000.

I RECOMMEND that Project 411 be approved and that the required \$34,000 be appropriated from the 1974 Water Works Capital Account 128/7902, 'Short Notice Projects - Unappropriated'."

The City Manager RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 277

Manager's Report, June 13, 1975 (SOCIALS - 1)

SOCIAL SERVICE & HEALTH MATTERS

INFORMATION

1. Consumer Association of Canada Report Regarding
Certain Restaurants in the City of Vancouver

At the Regular Council meeting of May 27, 1975, Alderman Harcourt referred to the Consumer Association of Canada Report alleging that certain food outlets were operating under unsanitary conditions in regards to the quality of milk shakes they were serving.

Alderman Harcourt requested an information report from the Medical Health Officer on this subject for the next Council meeting.

The Medical Health Officer Reports as follows:

"For a number of years prior to 1967 the City of Vancouver supervised and inspected the operations of the Dairy Plants within the City. Prior to 1957 the City Analysts Laboratory carried out the quality and microbiological tests. In 1967 the Provincial Health Laboratory undertook to do all necessary laboratory work for this Department.

In 1967 after extensive negotiations between the Provincial Department of Agriculture and the Provincial Department of Health, the Dairy Branch, Provincial Department of Agriculture, assumed total responsibility for the milk industry from the farm to the finished product. The local Health Department retained the responsibility for the bacteriological quality for all milk products at the consumer level. This was achieved by monitoring Dairy Branch Laboratory results and by carrying out extensive sampling programmes of re-processed products. The Department of Agriculture had agreed to provide the necessary laboratory facilities for this sampling programme.

Several times over the past five years it has been necessary for this Department to hold meetings with the Dairy Commissioner or his staff over quality of milk products reaching the Vancouver market. Several meetings also have been held with the management of various dairies in the City regarding the quality of milk products acceptable to the Health Department.

In 1972 the Department of Agriculture began placing restrictions on laboratory service, and in 1974 we were put on a very restricted sampling programme. In January 1975 a message was received from the Department of Health (Provincial) that the Department of Agriculture was suspending all sampling by Health Departments at the retail level. We strongly objected to this action and a meeting was held at the Vancouver Health Department between Provincial, City and other local Health Officials with the Dairy commissioner and his staff, to request the restoration of laboratory services.

This meeting produced no concrete results and on March 19, 1975 the Medical Health Officer, City of Vancouver, wrote to Dr. G.R.F. Elliot, Deputy Minister of Health, requesting him to meet with the Deputy Minister of Agriculture with a view to restoring laboratory services to enable us to carry out a comprehensive sampling programme of re-processed dairy products at the retail level.

The City of Vancouver has over the past five years urged the Provincial Department of Agriculture to have regulations promulgated regarding bacteriological standards for milk shakes and like products at the present time.

A meeting was held in Vancouver on June 11, 1975 between local Health officials and the Dairy Commissioner, and it was agreed that laboratory facilities would be re-instated immediately to local Health Departments at a level a little higher than in 1974. It was also agreed that a joint Health/ Department of Agriculture committee be appointed to produce recommendations for an adequate sampling and enforcement programme."

The City Manager submits this report for Council INFORMATION.

BUILDING AND PLANNING MATTERS**A-4**RECOMMENDATIONS1. Alterations to C.P.R. Station

The Director of Planning reports as follows:

" On December 17th, 1974, Council designated the CPR Station as a Heritage Building. Under the provisions of the designation by-law, no alterations to the exterior may be carried out without Council's approval. A Development Permit application has been made for alterations to the building which would include opening up the west wall to provide access from Granville Square.

The Design Panel considered the application on May 1st, 1975, and recommended the alterations be approved. They also wished to commend the architect for a job well done.

On May 5th, 1975, the Heritage Advisory Committee discussed the application and recommended approval.

The Development Permit Application has been seen and cleared by the regular city departments and is now ready for issuance subject to Council's approval.

The Director of Planning recommends approval of the proposed alterations to the CPR Station."

The City Manager RECOMMENDS that the report of the Director of Planning be approved.

2. 3075 West 53rd Avenue
Development Permit Application 69617

The Director of Planning reports as follows:

" Development Permit Application No. 69617 has been filed by Mrs. Grace J. Simpson to construct a 21' x 49' stable and a 12' x 13' feed room, for horses in the northeast portion of this site. The applicant also requests permission to keep four (4) horses on this site.

The site is located in an RA-1 (limited agricultural) District. Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council. Area of the site is 2.48 acres.

On June 2nd, 1975, the Director of Planning approved Development Permit Application No. 69617 for the construction of a stable/feed room for horses in the northeast portion of the site, subject to a condition:

' Prior to the issuance of the Development Permit:

.... approval is to be first received from City Council for the keeping and boarding of four horses on this site. ' "

The City Manager RECOMMENDS that City Council approve the keeping and boarding of a maximum of four horses on the site.

Cont'd . . .

Manager's Report, June 13, 1975 (BUILDING - 2)

CONSIDERATION

3. Development Permit Application #69600
2175 Oxford Street - Urban Design Panel

The Director of Planning reports as follows:

"In accordance with City Council's policy, this report is submitted for Council's consideration because of different views between the Urban Design Panel and the Director of Planning.

Mr. B. Harder has submitted this development permit application for the construction of an apartment building containing six dwelling units located in this RM-3 Multiple Dwelling District on Oxford Street between Templeton and Wall Streets. The development as proposed is in compliance with the requirements of the RM-3 Multiple Dwelling District Schedule of the Zoning and Development By-law.

A resume of the Urban Design Panel's comments is as follows:

Urban Design Panel meeting of April 3, 1975:

'The Panel was highly critical of this design which conformed literally to the zoning envelope. It was agreed that the design was unacceptable and needed competent design advice.

Recommendation: That the Director of Planning receive the above as a progress report and that this design be referred back to the applicant for basic re-design.'

Urban Design Panel meeting of April 17, 1975:

'This item had previously been referred back to the applicant with the advice to seek competent advice. The revised drawings showed changes but no improvement and it was agreed that this design be refused.

Recommendation: That the Director of Planning refuse this design on the grounds that it, if executed, will adversely affect public amenity.'

Urban Design Panel meeting of May 1, 1975:

'This item, previously recommended for refusal, had been somewhat improved but not sufficiently for the Panel to reverse its previous stand.

It is still judged to be a poor design. The applicant had been asked to seek competent design advice on more than one occasion. He, so far, has not done so.

Recommendation: That the Director of Planning refuse this design on the grounds that it, if executed will adversely affect public amenity.'

The Director of Planning, having made a comparison of the design of this apartment building under similar applications made over recent months and having noted that the application showed some improvements to the original drawings submitted, would be prepared to approve the design."

The City Manager submits the foregoing report for the
 CONSIDERATION of City Council.

4. 821 Drake Street

On February 25, 1975, City Council passed a resolution requesting the Director of Permits and Licenses to submit a full report on the above premises with a view to Council considering a resolution under Section 324A of the Vancouver City Charter to declare the building a nuisance by giving an opportunity to the owners to make representation before Council before any final action was taken.

Manager's Report, June 13, 1975 (BUILDING - 3)

Clause #4 continued:

The Director of Permits and Licenses reports that: -

"The building at 821 Drake Street is an older two storey frame building with wood siding on the exterior and it has been vacant for sometime. Several windows have been broken but are now boarded up.

On May 21, 1975, a further inspection showed that the building was still unoccupied and although dilapidated and unkempt, it is secure. However it was not a hazard or in a dangerous structural condition so no action can be taken under the provisions of the Building, Fire or Health Bylaws. The property as an estate has several owners and until most recently no one could be contacted.

On May 22, 1975, Mrs. Shillabeer, one of the registered owners, was located and interviewed. She advised that the property has four registered owners, three of whom reside in Los Angeles, California. Mrs. Shillabeer stated that she is responsible for the property but is unemployed, separated from her husband and supporting two teen age children. She further advised that she is making and will continue to make every effort to clean up the building and site and maintain same in a livable condition."

The City Manager submits the report of the Director of Permits and Licenses for Council's CONSIDERATION.

RECOMMENDATION AND CONSIDERATION

5. Self-Serve Stations

The Director of Permits and Licenses submits the following report: -

"On May 27, 1975 City Council approved a report from the Director of Legal Services which suggested the License Bylaw be amended to distinguish between self-serve and conventional service stations in order to control the number of self-serve stations in the City. Council could then prohibit self-serve stations except those set out on Appendix I which was submitted to Council by the Director of Planning on April 7, 1975. The list would also become part of the Bylaw.

The Director of Planning now advises that two existing self-serve stations were omitted from the list and should be added. These are:

1. Shell: 1896 East Hastings (September 1974)
2. Shell: 1785 Main Street (April 1975)

He further advises that the Planning Department is currently processing two Development Permit Applications for self-serve stations. The two stations concerned are:

1. Gulf: 2nd and Burrard (old application held up pending resolution of the Burrard - Arbutus Connector question).
2. Pacific: 1289 East Broadway (new application).

Both of the stations would be permitted under the 15 per cent regulation, since both companies have less than this proportion of their stations as self-serve.

Manager's Report, June 13, 1975 (BUILDING - 4)

Clause #5 continued:

Mohawk Oil Co. Ltd. have made application for a self-serve gas station license for the premises at 1010 West King Edward. This service station was leased by Mohawk Oil Co. Ltd. to a private individual who operated the business as a conventional type service station. Mohawk now wish to convert the operation to a self-serve station.

There are presently seven Mohawk service stations operating in the City.

- 3500 West 4th Avenue - Privately owned and operated - Buys gas from Mohawk.
- 2130 East Hastings - Privately owned and operated - Buys gas from Mohawk.
- 33rd Avenue & Victoria - Company owned and operated - Self-serve station.
- 1010 West King Edward - Company owned and operated - Proposed self-serve station.
- 2120 Grandview Highway - Company owned - Operated by Lessee.
- 10th Avenue & Kingsway - Company owned - Operated by lessee.
- 2611 Kingsway - Company owned - Operated by lessee.

The proposed self-serve station at 1010 West King Edward is not on the approved list of self-serve stations and if approved by Council, would increase the number of Mohawk self-serve stations to two. This would exceed the 15 per cent guideline by almost double (28.57%).

I recommend that the list of self-serve stations be amended by adding the following four stations:

1. Shell - 1896 East Hastings
2. Shell - 1785 Main Street
3. Gulf - 2nd & Burrard
4. Pacific - 1289 East Broadway

I also submit the application from Mohawk Oil Co. Ltd. to have 1010 West King Edward added to the list of approved self-serve stations for Council's consideration."

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council's CONSIDERATION.

CONSIDERATION

6. Strathcona Rehabilitation Project - Strathcona Community Centre

The Director of Planning reports as follows:

"On September 24, 1974 Council approved a recommendation of the City Manager that application be made to the Provincial Government and Central Mortgage & Housing Corporation to amend the Strathcona agreement to make provision for the construction of an addition to the Strathcona Community Centre at an estimated cost of \$250,000. the City's 25% share of the cost being \$62,500.

Manager's Report, June 13, 1975 (BUILDING - 5)

Clause #6 continued:

This proposal has been approved by the Provincial Government but C.M.H.C. reports that the section of the Act under which the Strathcona project is carried out specifically excludes the financing of public buildings. C.M.H.C. has proposed, therefore, that the site for the Strathcona School and Community Centre should be declared a Neighbourhood Improvement Program area and they would then agree to the financing of the addition to the Community Centre under the Neighbourhood Improvement Program. It is believed that the Provincial Government will accept this arrangement.

The master agreement between the Province and C.M.H.C. with regard to 1975 Neighbourhood Improvement programs has not yet been approved and there are differences of opinion which suggest that speedy approval may not be forthcoming. It is our understanding, however, that this Strathcona item could be approved independently of the balance of the Neighbourhood Improvement program for 1975.

The total allocation of Neighbourhood Improvement Program funds from the Federal Government for British Columbia has recently been increased from \$5 million to \$5.1 million. The Federal share of the cost of the Community Centre addition, that is \$125,000, would have to come from this \$5.1 million and is clearly, therefore, at the expense of some other potential project in British Columbia.

The City of Vancouver on December 17, 1974 requested an allocation of \$1,000,000 from the Province and \$2,000,000 from C.M.H.C. to initiate two additional Neighbourhood Improvement Programs during 1975. Mount Pleasant and Downtown Eastside were indicated on a number of occasions as appropriate locations for Neighbourhood Improvement Programs for this year. If the Strathcona Community Centre addition is considered a desirable Neighbourhood Improvement Program expenditure for 1975, it is suggested that Council indicate that this has second priority and an additional item to the requests already made for Mount Pleasant and Downtown Eastside on the basis that Strathcona has already received substantial funding.

The arrangement which has been agreed by Council is that allocations for the 1975 City of Vancouver Neighbourhood Improvement Program areas will be made when the Province and C.M.H.C. have reached an agreement on the amounts to be allocated to the City, which is expected to be by mid-summer. Accordingly, it is recommended that:

The City request the Province and C.M.H.C. to increase their allocations to the City of Vancouver by \$62,500 and \$125,000 respectively to permit the addition to the Strathcona Community Centre to be constructed under the 1975 Neighbourhood Improvement Program but that the decision to proceed with this Community Centre addition be deferred until final approval of the original Neighbourhood Improvement Program application has indicated that the Community Centre addition can proceed without prejudicing the other two Neighbourhood Improvement Program proposals."

The Director of Social Planning reports as follows:

"The Director of Social Planning questions the wisdom of adding an extension to the Strathcona Centre at this time considering the fast approaching opening of the Britannia Centre this fall and the construction of the Ray-Cam building next year. Such action would give undue preference to Strathcona especially in light of the physical condition of recreation facilities in other areas of the city. It would be more equitable to upgrade facilities across the city and to provide adequate staffing for existing Centres, including Britannia, than to provide an addition to an already under-staffed facility. To continue the practice of adding new buildings which outstrip staffing, program development, maintenance and repair of existing facilities makes neither economic nor social sense."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 216-9

Manager's Report, June 13, 1975 (FIRE - 1)

FIRE AND TRAFFIC MATTERS

INFORMATION:

1. Exclusive Bus Lanes - Howe Street

The City Manager submits the following report of the City Engineer:

"INTRODUCTION

In conjunction with the traffic arrangements for the Provincial Government complex in downtown Vancouver, the Engineering Department planned on eliminating the exclusive bus lane along Howe Street. The Bureau of Transit was concerned about this plan and by a letter to members of Council dated April 18, 1975, the Bureau of Transit requested a restatement of Council's commitment to public transit.

BACKGROUND

City Council, through the City Engineer, controls the use of city streets. When major downtown developments are being reconstructed, sometimes it is necessary that the building contractors temporarily occupy portions of the adjacent city streets. Under these conditions, the Engineering Department determines the extent of the temporary street occupancies to be permitted. In arriving at these interim street occupancy arrangements, the Engineering Department attempts to maintain sufficient street space for the movement of all forms of traffic, including pedestrians, buses, automobiles and commercial vehicles. If these planned street occupancies are fairly significant, they are reported to Council prior to granting permission for these street occupancies. This has been the case here.

In the case of the Provincial Government complex in downtown Vancouver, a number of street occupancies have been requested and granted. One lane of Howe, Nelson and Hornby will be occupied by the contractor during various stages of construction and Robson Street will be closed. Because of the magnitude of this development and its impact on the adjacent city streets we reported to Council about overall traffic arrangement on December 10, 1974.

There is an exclusive bus lane on the west side of Howe Street between Hastings Street and Drake Street. Because of the anticipated high volume of vehicles on Howe Street and the right hand turn demand at Nelson Street due to the closure of Robson Street, and because one lane of Howe Street has been requested by the Contractor during this period, and because the Granville Mall is now available on an exclusive basis for buses, it was concluded that the exclusive bus lane on Howe Street would have to be eliminated.

CONCLUSION

After Council considered the various aspects of the traffic situation on Howe Street as noted above, it approved the following motion on May 6th:

"That no exclusive transit lane on Howe Street be permitted during the construction period." "

The City Manager submits the foregoing report of the City Engineer to Council for INFORMATION.

RECOMMENDATION:

2. Sidewalk Cafes

The City Manager submits the following report of the City Engineer:

"Reference is made to the report of the City Engineer and the Director of Social Planning, dated May 12, 1975, dealing with Sidewalk Cafes on Granville Mall. With the exception of a revision of the rental rate to be charged, Council approved this report on May 13, 1975.

Manager's Report, June 13, 1975 (FIRE - 2)

Clause 2 Cont'd

Two further applications have been received for sidewalk cafes in other areas of the City. These are:

- (a) 12 Caesars Restaurant, 595 Hornby Street
(operated by Hy's of Canada Limited)
This cafe has been designed by Hopping/Kovach/Grinnell
- (b) The Harp 'n Heather, #7 Alexander Street
(Maple Tree Square.)

The Liquor Administration Branch is agreeable to the extension of alcoholic beverage permits for these cafes provided the applicants enter into leases with the City, as in the case of those sidewalk cafes on Granville Mall.

With regard to rentals, in keeping with Council's decision for the cafes on Granville Mall, it is proposed that the rental for 1975 for these two applicants be set at \$100. per month. In 1976 and subsequent years, the rental will be based on adjacent property rentals as determined by the Supervisor of Property and Insurance.

The Engineering Department has determined that pedestrian movements will not be unduly restricted by the Harp 'n Heather. Caesars Restaurant will be reviewed periodically since pedestrian conflicts could become a problem.

RECOMMENDATIONS

The City Engineer RECOMMENDS that:

1. the proposed sidewalk cafes at 595 Hornby Street and #7 Alexander Street be approved;
2. the rental for 1975 be \$100. per month for each applicant and that this be changed in 1976 on the basis of adjacent property rentals to be determined by the Supervisor of Property and Insurance;
3. the Director of Legal Services be directed to finalize lease arrangements for signature by the City Engineer and the Director of Legal Services;
4. the City Engineer be authorized to apply to the Liquor Administration Branch for extension of the restauranters' liquor permit to include the area of the sidewalk cafes."

The City Manager RECOMMENDS approval.

FOR COUNCIL ACTION SEE PAGE(S) 279

Manager's Report, June 13, 1975 . . . (FINANCE 1)

FINANCE MATTERS

A-7

RECOMMENDATION

1. 1975 Basic Capital Program.

The Director of Finance has reviewed the 1975 Basic Capital Program requested by Civic Departments and Boards, and reports as follows:

Capital Program

The City's net cost of the 1975 Basic Capital Program amounts to \$8,264,361 after deducting credits as detailed below:

Gross cost of 1975 Basic Capital Program		\$11,143,036
Less Credits receivable -		
a) Property owners' share of Local Improvements	\$ 507,000	
b) Federal/Provincial Governments' share of Urban Renewal and Neighbourhood Improvement Projects	1,465,509	
c) Burnaby's share of Central Park Improvements	25,000	
d) Federal share of Stanley Park Seawall	35,000	
e) Portion of Sewer Work recoverable from C.N.R.	179,500	
f) Presumed Provincial Grant for Ice Rink Construction	<u>666,666</u>	
		<u>2,878,675</u>
City's Net Cost of 1975 Basic Capital Program		<u>\$ 8,264,361</u>

The capital programs are summarized on Schedule 1 of this report. The individual projects within these programs are listed in detail in the separate report entitled "1975 Basic Capital Program - Project Details".

Project Detail

Approval by Council of the 1975 Basic Capital Program authorizes Departments and Boards to proceed with the individual projects, except where it is noted, in the separate "Project Detail" report, that the item will be referred back to Council for specific approval.

The review by the Director of Finance is primarily to ensure that the projects requested are generally in accordance with the programs authorized in the 1971-75 Five Year Plan, as amended.

Financing of the 1975 Basic Capital Program

The recommended method of financing the 1975 Basic Capital Program is summarized below, and shown by Program on Schedule 1 of this report.

Source of Funds:

A. Authorized by by-laws (Debentures)	\$ 7,419,663
B. Revenue funds appropriated for Capital purposes	416,632
C. Other funds	<u>428,066</u>
Total Funds Required	<u>\$ 8,264,361</u>

Cont'd.

Clause No. 1 Continued.1971-1975 Five Year Plan Allocation

The allocation of the present Five Year Plan is summarized below and shown by program on Schedule 2 of this report:

Original 1971-1975 Five Year Plan	\$56,810,000
Increased borrowing authorized by Council, and by plebiscite (1971 & 1973)	<u>16,670,000</u>
Total Five Year Plan as revised	73,480,000
Less allocations approved by Council during 1971 to 1974	<u>65,355,309</u>
	8,124,691
Allocation required for 1975 Program (Note I)	<u>7,284,780</u>
Unallocated balance of 1971-1975 Five Year Plan	<u>\$ 839,911</u>

Note I: The amount of 1971-1975 Five Year Plan funds required for the 1975 Basic Capital Program is supplemented by funds from other sources as follows:

1971-1975 Five Year Plan funds	\$7,284,780
1966-1970 Five Year Plan funds re the Urban Renewal Program	551,515
Other funds (see Schedule 1 for detail)	<u>428,066</u>
Total funds required	<u>\$8,264,361</u>

The City Manager and the Director of Finance

RECOMMEND

THAT the 1975 Basic Capital Program amounting to \$8,264,361 and the method of financing this program, as summarized on Schedule 1, be approved subject to individual projects being submitted to Council for specific approval where indicated in the "1975 Basic Capital Program - Project Detail" report.

2. U.S. Premium Liability Reserve.

"On April 2, 1963, December 21, 1965, and on June 1, 1971, Council approved and modified its policies with respect to the U.S. Premium Liability Reserve. The major policy point is that as we save having to pay U.S. Premium on maturing U.S. debt and interest payments on U.S. debt, those savings are brought into the General Revenue Budget in the following year. The exact wording of the existing policy statement does not satisfactorily deal with the situation where the Canadian dollar is worth more than the U.S. dollar and the City realizes a significant sum of money from this source. The auditors have not questioned this for the last two or three years when the amounts involved were small but in 1974 the City earned \$245,504 from this source and this amount was transferred to the Revenue Fund in 1975 together with a further sum as required under the established policies referred to above.

It is RECOMMENDED THAT City Council confirm the disposition of foreign exchange discount received as follows:

That the foreign exchange discount received on principal repayment and interest payments on all City debentures be credited to the U.S. Premium Liability Reserve in the year of receipt and be transferred to the Revenue Fund in the subsequent year."

The City Manager recommends approval of the above recommendation of the

3. Staffing Requirements - Britannia Centre Library, and Vancouver Public Library.

The Director of Personnel Services reports as follows:

"On April 16, 1975, the Library Board approved the following report from the Head of Library Personnel Services:-

'At its meeting on December 10, 1974, City Council authorized the employment of a librarian responsible for the operation of the combined schools and public library complex in the Britannia Centre. An incumbent for this position has been selected and will take up the appointment on April 28, 1975.

The Britannia Centre Library will open on August 1, 1975 and will replace the Grandview Branch Library at that time. This will involve the establishment of new positions as follows:-

- A. 1 Librarian II. The incumbent of this position will assist the Branch Head in administrative and supervisory services to students and to other members of the public. This is work at the Librarian II level of responsibility and complexity.
- B. 1 Library Assistant IV. This position will include responsibility for the supervision of clerical processes in a large branch library, including the training and supervision of several subordinates involved in routine and moderately complex clerical duties. This is work at the Library Assistant IV level.
- C. 2 Library Assistants II, plus 45 part-time hours per week in this classification. This is work of limited complexity performing routine clerical and typing duties and may include explaining library routines to students and others and is properly classified as Library Assistant II. (It is noted that the School Board will be charged for the cost of two of these positions.)
- D. 2 Library Assistants I, plus 11 part-time hours per week in this classification. This is simple manual and clerical work including sorting, cleaning, checking and shelving books and other material and may include relief work at a higher level. This is the work of a Library Assistant I.
- E. In addition to the above Library Board staff, it is noted that the School Board will supply the library with two School Librarians who will be on the staff of the School Board, but will perform their duties under the day to day direction of the library Branch Head.

The President of the Vancouver Public Library Staff Association, Local 391, C.U.P.E., concurs in the classifications recommended above.

Following the establishment of the new positions at the Britannia Centre Library, present positions at the Grandview Branch Library will be abolished. The incumbents who are neither promoted nor transferred to the Britannia Centre Library will be transferred to other vacancies as they occur within the Library system.

Summary of Costs 1975 (1974 rates)

Grandview staff Jan. 1/75 - July 31/75	\$ 33,870.
Britannia staff Aug. 1/75* - Dec. 31/75	39,744.
	<u>\$ 73,614.</u>

* Head of library complex from Apr. 28/75

Less charge to School Board for 2 full-time Library Assistant II positions, Aug. 1 - Dec. 31/75	6,303.
	<u>\$ 67,311.</u>

Clause No. 3 Continued.

Sufficient funds are contained in the Library Board's Grandview - Britannia salary estimates for this purpose.

I endorse this report and recommend that it be approved."

SUMMARY

<u>Establish (Britannia Centre)</u>	<u>Classification</u>	<u>Effective Date</u>
1 position	Librarian II Pay Grade 24 (\$1181-1293)*	When filled
1 position	Library Asst. IV Pay Grade 16 (\$703-842)	When filled
2 positions plus 45 hrs./wk.	Library Asst. II Pay Grade 9 (\$540-622)	When filled
2 positions plus 11 hrs./wk.	Library Asst. I Pay Grade 4 (\$462-523)	When filled
<u>Abolish (Grandview Branch)</u>	<u>Classification</u>	<u>Effective Date</u>
1 position	Librarian II Pay Grade 24 (\$1181-1293)*	When vacated
1 position	Librarian I Pay Grade 21 (\$945-1130)*	When vacated
1 position	Library Asst. III Pay Grade 12 (\$644-703)	When vacated
1 position plus 21 hrs./wk.	Library Asst. II Pay Grade 9 (\$540-622)	When vacated
1 position plus 15 hrs./wk.	Library Asst. I Pay Grade 4 (\$462-523)	When vacated

* Includes 7% for 37½ hr. week.

1974 rates

The City Manager RECOMMENDS that the above recommendation of the Director of Personnel Services be approved, subject to a review of all classifications by the Director of Personnel Services, and a review of the total staffing needs and hours of operation by the Administrative Analyst in September, 1976.

4. Staffing and Operating Costs - South Granville Branch Library.

The Director of the Vancouver Public Library reports as follows:

"Establishment of the South Granville Branch was approved by City Council on June 11th, 1974 by Capital Appropriation #0411/1701/2. The Branch is now expected to be ready for occupancy on June 1st, 1975 and it is requested therefore that staffing and other operating costs be authorized as follows:

This branch will provide advisory and information services to patrons concentrated in the area surrounding West 12th Avenue and Granville Street. Patronage will likely be in the middle to upper age group, and services to children and young adults will be minimal. Book stock and circulation are expected to be those of a small branch library. Due to the nature of the shopping district, pedestrian traffic and the type of residents of this area, the Board proposes to provide service 6 days a week. However, in view of Council's policy which limits the opening of branch libraries to 5 days a week, comparative costs are shown below.

At its meeting on February 19th, 1975, and having regard to the limited services to be offered, the Library Board approved the minimum staff requirements for a six day opening in the left hand columns below; figures for a five day opening are shown to the right. Staffing for 5-day opening is shown in brackets.

Positions	Cost Per Annum*	Cost In 1975**	Cost Per Annum*	Cost in 19
Full-time	6-DAY OPENING	6-DAY OPENING 7 mos.(31 wks)	5-DAY OPENING	5-DAY OPEN
1 Librarian II	\$ 15,516.	\$ 8,666.	\$ 15,516.	\$ 8,666.
1 Librarian I	13,560.	7,210.	13,560.	7,210.
1 Library Asst. III	8,436.	4,508.	8,436.	4,508.
2 Library Asst. II (1)	14,928.	8,022.	7,464.	4,011.
2 Library Asst. I (1)	12,552.	6,916.	6,276.	3,458.
	\$ 64,992.	\$35,322.	\$ 51,252.	\$27,853.
Part-time:				
15 hrs/wk Librarian I (8 hrs.)	\$ 5,413.	\$ 2,943.	\$ 2,887.	\$ 1,570.
19 hrs/wk Lib. Asst. II (35 hrs.)	4,041.	2,215.	7,444.	4,080.
11 hrs/wk Lib. Asst. I (23 hrs.)	1,968.	1,105.	4,114.	2,310.
	\$ 11,422.	\$ 6,263.	\$ 14,445.	\$ 7,960.
	\$ 76,414.	\$41,585.	\$ 65,697.	\$35,813.
Fringe benefits @ 8.25%	6,304.	3,431.	5,420.	2,955.
	\$ 82,718.	\$45,016.	\$ 71,117.	\$38,768.
*Top Step 1974 rates				
**Mid Step 1974 rates				
Other Operating Costs	Cost Per Annum	Cost In 1975		
Rental	\$ 17,000.	\$ 9,900.		
Phone	315.	160.		
Light, Heat & Water	1,400.	810.		
Printing & Stationery	2,250.	1,300.	(No Change)	
Janitor Contracts	1,920.	1,120.		
Microfilm	300.	175.		
Postage	540.	300.		
Disc. & Contig.	800.	450.		
Revenue (Fines-Net Photocopy)	(2,500.)	(1,435.)		
Total Other Operating Costs	\$ 22,025.	\$ 12,780.	\$22,025.	\$12,780.
TOTAL ALL COSTS	\$ 104,743.	\$ 57,796.	\$93,142.	\$51,548.

Clause No. 4 Continued.

The classification of positions contained in this report have been concurred in by the Vancouver Public Library Staff Association Local 391, C.U.P.E."

The Director of Finance advises that if this report is approved, the funds will have to be provided from the 1975 Contingency Reserve Account.

In conformance with Council's resolution of April 15, 1975, that the trial 6-day opening for the Mount Pleasant and Kitsilano Branch Libraries be discontinued due to the high unit cost of the added service, the City Manager RECOMMENDS that staffing and funds for the South Granville Branch be provided on the basis of 5-day opening, consistent with other branches, at a cost of \$93,142 annually, or \$51,548 for 7 months in 1975.

5. Local Improvements - Special Relief.

The Director of Finance and the Collector of Taxes report as follows:

"Under Section 67 of the Local Improvement Procedure By-Law, Council may give relief to properties deemed to be "inequitably or unjustly affected by any special assessment." A Council resolution is required to give this relief, and this resolution requires a two-thirds vote of all Council members.

In this regard, one of the most common inequities arises from local improvement charges, based and calculated on existing zoning, being levied against residentially used properties flanking local improvement projects. In effect, the higher zoning creates a double impact on the charge because:

- a) The rate per foot is more than double; and,
- b) the higher zoned flankage pays on a basis of three quarters of its length, whereas residentially zoned flankage pays on a basis of one quarter of its length.

Historically, Council has followed a practice of giving special relief to such properties and we suggest that, for the purpose of improved administration, this practice be adopted as a standing policy of Council.

It is therefore recommended that:

- a) Council adopt a standing policy of giving relief in 1975 and subsequent tax years on local improvement charges to homes on flanking higher zoned lots:-
 - i) so that they pay a rate according to their zoning but with a residential level of flankage relief;
 - ii) that the relief be limited to owner-occupied single family dwellings, the ownership of which precedes the assessment of the local improvement charge;
 - iii) that the relief apply to local improvements for pavements and curbs and for sidewalks;
 - iv) that these properties need not be identified as requiring this special relief at the Court of Revision.
- b) That the Collector of Taxes be instructed to bring forward, each year, a formal resolution for those properties eligible for relief under this policy."

The City Manager RECOMMENDS THAT the foregoing report of the Director of Finance and the Collector of Taxes be approved.

6. Investment Matters (Various Funds) March 1975.

The Director of Finance reports as follows:

- "(a) Security transactions during the month of March 1975.
- (b) Summary of Securities held by the General and Capital Accounts.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Term Days	Annual Yield
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
1975						
March 3	Bank of Montreal	May 30/75	\$ 2,031,969.32	2,000,000.00	88	6.6
	Toronto Dominion Bank	July 15/75	1,025,588.49	1,000,000.00	134	6.9
5	Bank of British Columbia	Mar 7/75	750,209.59	750,000.00	2	5.1
7	Bank of Montreal	Mar 10/75	750,184.93	750,000.00	3	3.0
17	Mercantile Bank of Canada	Mar 19/75	1,000,361.64	1,000,000.00	2	6.6
19	Mercantile Bank of Canada	Mar 21/75	500,000.00	499,820.88	2	6.5
	Bank of British Columbia	Apr 30/75	2,518,698.63	2,500,000.00	42	6.5
	Bank of British Columbia	June 13/75	2,030,912.88	2,000,000.00	86	6.5
			<u>\$10,607,925.48</u>	<u>10,499,820.88</u>		

SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
<u>Debentures</u>							
Mar 3	City of Van. 5%	May 1/78	\$ 4,000.00	92.375	\$ 3,695.00	3/2	7.75
	City of Van. 6%	Jun 15/80	4,000.00	92.500	3,700.00	5/3	7.75
	City of Van. 6.25%	Apr 15/80	2,000.00	93.625	1,872.50	5/1	7.75
12	City of Van. 6%	Jun 15/80	1,000.00	92.125	921.25	5/3	7.85
20	City of Van. 5.75%	Oct 15/77	3,000.00	93.250	2,797.50	2/7	8.75
			<u>\$14,000.00</u>		<u>\$12,986.25</u>		
<u>Chartered Bank - Debentures</u>							
Mar 3	Bank of Nova Scotia 8½%	Mar 1/82	<u>1,250,000.00</u>	100.00	<u>1,250,000.00</u>	7/0	8.25
			<u>1,264,000.00</u>		<u>1,262,986.25</u>		

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY
AS AT MARCH 31, 1975

<u>Short Term</u>	<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
	Chartered Bank Deposit Receipts and Government Notes	<u>49,704,349.72</u>	<u>48,574,715.57</u>

The City Manager RECOMMENDS that the report of the Director of Finance on Investment Matters (Various Funds) for March 1975 be approved.

7. Investment Matters (Various Funds) April 1975.

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of April 1975.
 (b) Summary of Securities held by the General and Capital Accounts.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Cost	Annual Yield %	Term Days
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
1975						
Apr 3	Mercantile Bank of Can.	Apr 9/75	\$ 1,501,602.74	\$ 1,500,000.00	6.50	6
9	Mercantile Bank of Can.	Apr 11/75	1,000,356.16	1,000,000.00	6.50	2
11	Mercantile Bank of Can.	Apr 15/75	980,622.47	979,951.27	6.25	4
15	Bank of British Columbia	Apr 23/75	1,001,402.74	1,000,000.00	6.40	8
	Mercantile Bank of Can.	Apr 23/75	981,291.79	979,880.76	6.57	8
	Mercantile Bank of Can.	Apr 23/75	975,936.77	974,533.44	6.57	8
16	Bank of Nova Scotia	Apr 30/75	1,498,736.61	1,494,955.03	6.60	14
17	Bank of Montreal	Apr 18/75	750,061.64	750,000.00	3.00	1
18	Greater Vancouver Sewerage & Drainage District	Apr 22/75	993,465.74	992,717.80	6.875	4
22	Greater Vancouver Sewerage & Drainage District	May 15/75	997,895.06	993,662.34	6.76	23
	B.C. Hydro & Power Authority	May 15/75	502,129.86	500,000.00	6.76	23
23	Banque Canadienne Nat.	May 18/75	2,000,000.00	1,955,004.00	7.18	117
	Bank of Montreal	May 20/75	997,979.61	992,926.30	6.88	27
24	Mercantile Bank of Can.	Apr 29/75	1,000,924.66	1,000,000.00	6.75	5
28	Bank of British Columbia	May 2/75	1,000,768.22	1,000,000.00	7.01	4
29	Mercantile Bank of Can.	Apr 30/75	1,500,287.67	1,500,000.00	7.00	1
30	Bank of British Columbia	May 2/75	2,000,800.00	2,000,000.00	7.30	2
	Bank of British Columbia	May 12/75	2,004,865.75	2,000,000.00	7.40	12
	Bank of British Columbia	May 30/75	1,006,172.60	1,000,000.00	7.51	30
			<u>\$22,995,300.09</u>	<u>\$22,613,630.94</u>		

SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos	Annual Yield %
<u>Debentures</u>							
Apr 11	City of Van. 5%	May 1/78	\$ 2,000.00	91.375	\$ 1,827.50	3/1	8.25
	City of Van. 6%	Jun 15/80	5,000.00	91.625	4,581.25	5/2	8.00
25	City of Van. 5%	May 1/78	4,000.00	91.375	3,655.00	3/1	8.30
29	City of Van. 5.5%	Mar 1/76	1,000.00	97.375	973.75	0/11	8.75
			<u>12,000.00</u>		<u>\$11,037.50</u>		

Chartered Bank Deposit Receipts and Government Notes

Apr 16	Bank of Montreal	May 28/75	2,015,419.18	2,000,000.00	42 days	6.70
30	Bank of British Columbia	Jun 23/75	2,274,999.04	2,250,000.00	54 days	7.51
			<u>\$4,302,418.22</u>	<u>\$4,261,037.50</u>		

(b) SUMMARY OF SECURITIES HELD IN GENERAL & CAPITAL ACCOUNTS ONLY
AS AT APRIL 30, 1975

Type of Security	Par or Maturity Value	Cash or Book Value
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	<u>\$45,351,283.12</u>	<u>\$44,344,722.14</u>

The City Manager RECOMMENDS that the report of the Director of Finance on
Investment Matters (Various Funds) for April 1975

Manager's Report, June 13, 1975 . . . (FINANCE - 9)

8. Queen Elizabeth Theatre - Restaurant Lease.

On April 22, 1975, Council approved the proposed terms of a revised lease with Adrina Holdings Ltd. One of the approved terms was as follows:

"Restaurant rental to be \$1,400 per month, plus 10% of gross restaurant sales in excess of \$250,000. The present rental is \$1,075 per month."

The Liquor Administration Branch has advised that this condition is contrary to the Liquor Act.

I RECOMMEND that the Director of Legal Services be instructed to revise this lease condition as follows:

"Restaurant rental to be \$1,400 per month, plus 10% of gross restaurant food sales in excess of \$200,000. The present rental is \$1,075 per month."

9. P.C. 124 Gentile - Criminal Defense Legal Fees.

The Director of Legal Services reports as follows:

"On March 13, 1975 the Board of Police Commissioners considered and passed the following Resolution concerning legal fees for the defence of P.C. 124 Gentile in a criminal action.

'An account in the amount of \$1,013.50 was received from Russell & DuMoulin for the professional services rendered by Mr. A. McEachern in defending P.C. 124 Gentile, R., in Provincial Court on a charge of Common Assault of Mr. T. Nawatzki. The charge was dismissed.

Moved:

"THAT the account of Russell and DuMoulin in the amount of \$1,013.50 for the professional services of Mr. A. McEachern in defending Constable R. Gentile in Provincial Court on a charge of Common Assault be forwarded to City Council for payment under the provisions of Section 472 of the Vancouver Charter."

Carried.'

The account submitted by Mr. McEachern of Russell and DuMoulin is appropriate for the professional services rendered. Payment of this account is recommended."

The City Manager RECOMMENDS approval of the above report.

10. Director of Housing, Funding of 1975 Departmental Costs.

The Director of Finance reports as follows:

"Council, on November 26, 1974, approved a report of the Standing Committees on Finance and Administration and Housing, that the City hire a Director of Housing on a contractual or salary basis, and that the Director of Legal Services incorporate a non-profit housing corporation or society, whichever is appropriate. Subsequently, on May 2, 1975, the City Law Department prepared an Agreement between the City of Vancouver, and Mr. Maurice L. Jeroff, an employee of the Manitoba Provincial Government, to retain Mr. Jeroff's services as Director of Housing for a two year period from June 1, 1975 to May 30, 1977 inclusive.

This report is submitted to request approval for the Director of Housing's proposed departmental expenditure budget for the period June 1, 1975 to December 31, 1975 inclusive.

Cont'd.

Clause No. 10 Continued.Budget Detail

Salaries and Wages:

Director's salary (based on \$29,500 per annum)	\$17,209.00
Temporary Clerical Help	3,000.00
Fringe Benefits	<u>330.00</u>

Total Salaries and Wages	\$20,539.00
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Office Supplies and Services	2,100.00
Automobile Maintenance	420.00
Department Head Expense Allowance	250.00

New and Non-recurring Equipment:

Automobile	\$ 1,600.00
Chart Holder	50.00
Stenorette Dictating unit	225.00
Tack Board	<u>50.00</u>

Total New and Non-recurring Equipment	<u>1,925.00</u>
---------------------------------------	-----------------

Total 1975 Budget Request	<u>\$25,234.00</u>
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The Director of Finance recommends that the foregoing budget in the total amount of \$25,234.00 be approved for the Director of Housing for the 1975 fiscal year.

The Comptroller of Budgets advises that the source of funding will be Contingency Reserve. "

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

11. Vancouver Public Housing Corporation.

The Director of Finance has submitted the following report.

"The Vancouver Public Housing Corporation needs a small amount of money in order to pay legal bills related to its formation, normal audit costs, etc. I presently have in hand a bill from the outside law firm retained to handle the corporate affairs of the Housing Corporation (approved by Council February 25, 1975) for an example.

I therefore recommend that Council approve the City advancing \$1,000.00 working capital to the Vancouver Public Housing Corporation from the General Revenue Funds of the City."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

12. Gratuity Payments - Welfare Staff.

The Director of Finance reports as follows:

"The administration of the City Welfare Department was transferred to the Provincial Government on January 8, 1974, with the City continuing to provide payroll and other services for the balance of 1974 until the Vancouver Resource Board became fully operational. The welfare staff remained on the City's payroll until December 31, 1974. All costs subsequent to January 8, 1974, are recoverable from the Provincial Government.

The transfer to the Vancouver Resource Board is now complete except for the payment of gratuity credits due employees as of December 31, 1973. This report will deal with the subject of gratuity payments in two areas, eligible and non-eligible.

A. Eligible - 10 Years' Service or More

Basically, gratuity payments are earned by all employees of the City at the rate of up to 3 days per year, reduced by the number of days absent for sickness. Once gratuity days are earned in a year (up to 3), they are not reduced by subsequent illness etc. After ten years of service, the employee may use days built up as holidays or if they terminate service are entitled to be paid. The amount owing to the welfare employees by the City (net of C.A.P. sharing) is \$5,548.72 and the City is required to pay this.

B. Non-eligible Employees

Under normal circumstances, an employee with less than ten years of service does not receive payment when leaving. However, as in the case of the Provincial Court take-over, agreement has been reached with the Province that the City and Province would share the cost of gratuity days earned to December 31, 1973 on an equal basis. This agreement recognized that in fact the employees had earned certain benefits while with the City and possibly would have received benefit at some time in the future. However, also recognizing some of the employees would not complete ten years' service, the Province has agreed to pay 50 percent of the costs.

This report will recommend that the "non-eligible" welfare employees be paid on the basis of a 50-50 sharing with the Vancouver Resource Board after C.A.P. and other cost sharing (see item "C" - cost sharing). The cost of this arrangement to the City is \$2,352.35, this being on the same basis as agreed to with the Provincial Government on the Provincial Court take-over.

C. Cost SharingEligible - 10 Year Service

Total - Gross Salaries	\$13,420.29	
*Less: 50% of C.A.P. sharing	5,948.07	
	<u>7,472.22</u>	
Less: 25% for Employees Cost shared with Prov. Gov't.	<u>1,923.50</u>	
Net Cost to City		\$5,548.72

Non-eligible - Less than 10 Years

Total - Gross Salaries	11,045.42	
Less: 50% Vancouver Resource Board	5,522.71	
	<u>5,522.71</u>	
* : 50% C.A.P. sharing	<u>2,672.34</u>	
	<u>2,850.37</u>	
: 25% for Employees Cost shared with Prov. Gov't.	<u>498.02</u>	<u>2,352.35</u>
Total City Share		\$7,901.07

*Taylor Manor Employees not C.A.P. shareable.

Cont'd.

Clause No. 12 Continued.

The Vancouver Resource Board has agreed to make the actual payments to the employees with the City forwarding a cheque to them for the net amount estimated to be \$7,901.07.

RECOMMENDED THAT the Gratuity Payments due to welfare employees transferred to the Vancouver Resource Board be settled on the above basis both eligible and non-eligible at a net cost to the City of \$7,901.07, and that the funds be provided from the Contingency Reserve.

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

RECOMMENDATION & CONSIDERATION13. Additional Civilian Personnel - Police Department.

On April 17, 1975, the Standing Committee on Finance and Administration approved a recommendation of the Board of Police Commissioners:

"THAT the request for additional civilian staff (8) be referred to the City Manager for further review."

The Administrative Analyst has reviewed the workload situation in the affected sections, and reports as follows.

A. Central Records (Information Section)

The original request for two additional Clerk Typists, to complement the present staff of three Clerks and three Clerk Typists, was predicated upon an increase of 47% in filing activities over the ten-year period since the staff was authorized. Because the records area is not secure, unauthorized personnel have unlimited access, with a consequent misfiling, and loss, of records.

A total staff of five Clerk Typists, on duty 24 hours per day, seven days per week, when combined with revised systems and procedures, would ensure adequate security.

At 1974 rates, including fringe benefits, the additional costs are estimated to be:

	1975 (6 months)	Full Year
2 Clerk Typists *	\$ 7,258	\$ 15,402
Copier @ \$300 per month	<u>1,800</u>	<u>3,600</u>
	<u>\$ 9,058</u>	<u>\$ 19,002</u>

On the basis of the increased workload, I RECOMMEND that Council approve the Police Board's request for two (2) additional Clerk Typists in the Information Section.

B. Kennel Attendant

A civilian Kennel Attendant was requested to:

1. relieve the Police Constable of his feeding and exercising duties;
2. relieve the Building Maintenance Section of 3 man-days per week cleaning duties.

Many of the Building Maintenance duties have previously been performed by trustee prisoners. These trustees are no longer available for janitorial assistance. It has furthermore been agreed that the Building Maintenance personnel will assume responsibility for starting up the boiler in the Analyst's lab. This added responsibility was imposed by the Department of Labour.

Cont'd.

Clause No. 13 Continued.

At 1974 rates, including fringe benefits, the additional costs are estimated to be:

	1975 (6 months)	Full Year
1 Kennel Attendant *	\$ 4,959	\$10,833

In view of the general increase in workload imposed upon this operation, I RECOMMEND that Council approve the Police Board's request for a Kennel Attendant.

C. Fingerprint Checker/Trainer

The general workload, as reflected by the number of persons fingerprinted and photographed, has increased, as shown below:

1971 -	9,684
1972 -	11,792
1973 -	14,129
1974 -	16,400.

A full-time staff of five technicians has been established since 1960. Errors have doubled from 0.53% in 1970 to 1.08% in 1974.

The Police Board's request outlined a general reorganization of the Fingerprint Section, to facilitate the training of both new police constables and civilian technicians, as well as the checking of general classifications by the staff.

At 1974 rates, including fringe benefits, the additional costs are estimated to be:

	1975 (6 months)	Full year
1 Fingerprint Checker/Trainer *	\$ 5,437	\$12,376

On the basis of the increase in workload, I RECOMMEND that Council approve the establishment of the Fingerprint Checker/Trainer position.

D. Districts #1 and #2 - Two Clerk Typists

The requested addition of two Clerk Typists was predicated upon the following considerations:

1. clerical/stenographic assistance for the two District Inspectors;
2. centralization of the Districts' clerical functions;
3. increased workload anticipated due to increased complement of uniformed personnel;
4. approximately 70 hours per week of uniformed staff time will be made available for regular police duties.

At 1974 rates, including fringe benefits, the additional costs are estimated to be:

	1975 (6 months)	Full year
2 Clerk Typists *	\$7,258	\$15,402
Office Equipment (non-recurring)	989	
	\$8,247	\$15,402

Clause No. 13 Continued.

On February 18, 1975, Council approved the following recommendation of the Standing Committee on Finance and Administration:

- "(a) THAT Council authorize an increase of 120 policemen in the permanent establishment of the police force in 1975;
- (b) THAT Council permit and encourage the Police Board to hire additional civilians to replace police constables in some duties, within the overall budget implied in Recommendation (a)."

I RECOMMEND that Council approve the two Clerk Typist positions subject to a reduction in the permanent establishment of two (2) uniformed staff.

E. Oakridge Station - Two Police Report Clerks

The requested increase from one Police Report Clerk was predicated upon the following considerations:

1. an increase in the level of service to the community. The station would be open to the public 16 hours per day, 7 days per week. It is now open only on weekdays to 4:00 p.m.
2. the provision of clerical/stenographic assistance to the two District Inspectors;
3. unsatisfactory response time from the Central Office typing pool;
4. increased workload anticipated, due to increased complement of uniformed personnel;
5. approximately 10 hours per week of uniformed staff will be made available for regular police duties.

At 1974 rates, including fringe benefits, the additional costs are estimated to be:

	1975 (6 months)	Full year
2 Police Report Clerks *	\$8,655	\$18,897
Office Equipment (non-recurring)	888	
	<u>\$9,543</u>	<u>\$18,897</u>

Inasmuch as these two positions represent an increase in the level of service, I am submitting them for Council CONSIDERATION.

(* - Salary costs for 1975 are calculated at the first step of 1974 rates; full-year salaries, at mid-step.)

The Comptroller of Budgets advises that, if approved, the source of funding will be Contingency Reserve.

The Business Manager of the V.M.R.E.U. has received a copy of this report.

The City Manager RECOMMENDS that the foregoing recommendations be approved, that all approved positions be classified by the Director of Personnel Services, and that the Director of Personnel Services discuss with the V.M.R.E.U. the manner of implementation of shift work in the Central Records (Information) Section.

CONSIDERATION14. 1975 Annual Convention U.B.C.M. : Proposed Resolution.

The City Clerk reports as follows:

"This year's U.B.C.M. Convention will be held on September 10, 11 and 12 in Penticton. Resolutions for discussion at the Convention must be submitted to the Executive Director of the U.B.C.M. no later than June 27th.

Department heads and Members of Council were asked to submit proposed resolutions for Council consideration and the following draft resolution from the City Engineer is the only one received.

WHEREAS in 1972 the Legislature enacted the Power and Telephone Line Beautification Fund Act providing for the sharing of the cost of underground installation of power, telephone and other overhead transmission lines as between a municipality, a public utility and the Government of the Province;

AND WHEREAS the Act makes no provisions with respect to conferring any powers of access to private property by a municipality which might be undertaking the work or conferring such additional powers as may be necessary to effectively execute the work on private property;

AND WHEREAS the Act makes no provision with respect to the cost of the work necessary on private property to complete the undergrounding project and the utility company has refused to include this in the project costs to be shared;

THEREFORE BE IT RESOLVED that the Government of the Province be requested to enact appropriate legislation conferring on municipalities the necessary powers to enable an undergrounding project to be executed to completion on both public and private property where such an undertaking has been given the necessary funding approval under the Act and directing the cost of the necessary work to enable undergrounding project to be executed to completion on both private and public property be subject to the sharing provided under the Act.

The City Manager submits the foregoing for the CONSIDERATION of Council.

15. Contract No. 39-73-7 - 2 Pumper & 2 Aerial Ladder Trucks.

The City Manager has received the following Report from City Officials:

HISTORY

The subject contract covered 2 pumper trucks and 2 aerial trucks.

Howard Distributors Ltd. offered units built on Ford Chassis with 15 months delivery, or Imperial Chassis with 9 months delivery. A comparison follows:

	On Ford Chassis - 15 Months Delivery	On Imperial Chassis - 9 Months Delivery.	Extra Cost For	Days Saved
2 Pumpers	\$100,771.90	\$106,110	\$5338.10	362 days (2 x 181)
2 Aerials	\$156,850.80	\$161,368	\$4517.20	362 days (2 x 181)
Total	-	-	\$9855.30	724 days

The premium for early delivery was, therefore - $724 \times 9,855 = \$13.61$ per day

Clause No. 15 Continued.

Early delivery was worth more than the \$13.61 per day, so the units were ordered on Imperial Chassis and Howard Distributors Ltd. "agreed to a late delivery assessment in the amount of \$30.00 per day, per unit, for each day upon which the delivery of any one of the said units exceeds the nine-month delivery period agreed to in paragraph 2, this amount being a pre-estimate by the City of recovery of costs suffered as a result of not accepting the lowest tender should the delivery date of each one of the four units exceed the guaranteed nine-month delivery period."

The two pumper trucks were delivered ahead of time, i.e., on September 16, 1974 or 64 days early (a total of 128 days for both units).

The two aerial units were delivered as follows: 1 on March 20, 1975 or 120 days late; 1 on April 15, 1975 or 146 days late (a total of 266 days late for both units).

Correspondence received from Howard Distributors requests that the assessment clause not be invoked for the two late units, because they contend that the delay was beyond the control of themselves and the fire truck manufacturer.

Briefly, it appears the delay occurred because the chassis manufacturer was unable to obtain the chassis axles on time.

The contract provided for a waiver in the event of strikes, lock-outs, Acts of God, but it does not provide for a waiver for the circumstances described in the correspondence.

The following are some possible alternative courses of action by Council:-

- A. Strictly enforce the word of the contract, i.e. - charge \$30.00 per day for 266 days - = \$7980.00
- B. As "1" above, except allow a \$30. per day bonus for units delivered early, i.e. - \$7980 penalty less \$3840 bonus - = \$4140.00
- C. Charge the premium of \$13.61 per day we are paying for the Imperial chassis, i.e. - \$13.61 per day for 266 days - = \$3620.26
- D. As 3 above, except allow \$13.61 per day bonus for units delivered early, i.e. - \$3620.26 penalty less \$1742.08 bonus = \$1878.18
- E. Waive the assessment clause and make no charge.

It is pointed out that Howard Distributors have been successful on a number of City tenders for the supply of Fire Trucks and equipment; also, in this present case, it appears that the delay was not caused by Howard Distributors or their immediate supplier.

Your Officials submit the question of the relaxation of the assessment for late delivery for Council's CONSIDERATION. If Council wishes to make some relaxation of the assessment, the Fire Chief, City Engineer, Director of Legal Services and Purchasing Agent RECOMMEND alternative 3 above, namely - charge the premium of \$13.61 per day which corresponds with the premium we are paying for early delivery, i.e. -

\$13.61 per day for 266 days = \$3,620.26,

since this seems to provide a return to the City of the premium paid for early delivery.

The City Manager submits the foregoing for Council's CONSIDERATION.

RECOMMENDATION

16. Police Communications Centre.

The Director of Permits and Licenses reports as follows:

"On May 13, 1975 Council approved a recommendation of the City Manager that Council authorize the Director of Permits and Licenses to invite tenders from four building contractors to quote their fee for carrying out the subject project in the capacity of management contractors. The following tenders were received:

Turnbull & Gale Construction Co. Ltd.	\$12,000.00
Allan & Viner Construction Ltd.	13,980.00
Hodgson, King & Marble Ltd.	14,800.00
Halse-Martin Construction Co. Ltd.	15,945.00

It is recommended that Council accept the low tender submitted by Turnbull and Gale Construction Co. Ltd., and authorize the Director of Legal Services to enter into an agreement with Turnbull and Gale to carry out the work on the basis of cost plus a fixed fee of \$12,000.00."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

17. Vancouver Centre Development Limited - Agreement to Lease.

The City Manager submits the following report of the City Engineer:

"On March 11, 1975, Council approved the recommendation of the City Manager, whereby Vancouver Centre Development Limited, under the terms of the Lease Agreement between the City and Vancouver Centre Development Ltd., dated June 12, 1974, were required to pay to the City the sum of \$250,000. in lieu of providing two (2) additional floors of parking on the existing off-street motor vehicle parking garage which is a part of the Development.

Section 6.05 of the Lease Agreement reads, (in part):

The City has agreed to the reduction of the floor space ratio for the Development from 10.51 to 9.885 by not requiring the construction of two (2) additional floors of parking on the existing off-street motor vehicle parking garage which is a part of the Development but reserving to the City the right to require of Vancouver Centre within one (1) year of the date of this agreement to construct the two (2) additional floors or make a cash payment in lieu thereof:

The amount of the cash payment was established in the Lease Agreement as \$250,000.

Vancouver Centre Development Limited is appealing the March 11 decision of Council. Their letter states that they believe additional parking for transients is required in the area of their development and that they are prepared to enter into a restrictive covenant with the City, whereby the additional 126 parking stalls would be used by transients only.

In the report approved by Council on March 11, 1975, it was stated that the parking supply in the area of the Vancouver Centre Development is adequate at this time. The Downtown Parking Corporation garage at Georgia and Richards is not fully utilized and additional parking space will be available in the area fairly soon from the Block 42 development.

Clause No. 17 Continued.

In view of the parking supply in the area and our policy on downtown parking, it seems appropriate for the City to use the funds for the acquisition of parking sites in other areas where parking supply is insufficient,

I RECOMMEND that:

Council reaffirm their decision of March 11, 1975, to select alternative (ii) of Section 6.05 of the Lease Agreement between the City and Vancouver Centre Development Limited, dated June 12, 1974, thereby requiring the developer to pay to the City, the sum of \$250,000."

The City Manager RECOMMENDS approval.

18. Remedial Work at the Vancouver Aquatic Centre.

The Director of Legal Services reports as follows:

"There are certain construction defects at the Vancouver Aquatic Centre. Principally lack of adhesion and warping of polyurethane insulation boards on the interior walls. The City, on the advice of its Architects, Messrs. Duncan McNab and Partners, withheld certain holdback funds in the amount of \$240,491.01. Representations have been made over the past few months to the General Contractor (Cana Construction Co. Ltd.) to rectify these defects. The General Contractor has at all times maintained that the admitted problems with the Aquatic Centre do not arise from errors of workmanship, but rather from faulty design and, thus, has refused to attend to remedial work. In due course on or about March 7, 1975, the General Contractor, Cana Construction, issued a Writ against the City and the Architects claiming payment of the monies held back. The City has entered a Defence to this claim.

However, the situation in regard to 'fault' is not entirely clear and it will probably be necessary for the City to commence an action itself against both the General Contractor and the Architect alleging that one or the other, or possibly both, are responsible for the failures and deficiencies at the Vancouver Aquatic Centre.

In the meantime we are advised that pending the outcome of the disputed position described above, it is highly desirable that remedial work be done so as to correct existing deficiencies at the Centre. The Architect, McNab, has obtained a quotation to do this remedial work from a contractor called Canusa Construction Ltd. at an approximate price of \$221,000. The Architect, McNab, further advises that he is working on an alternate scheme which will be equally satisfactory both from an esthetic and functional point of view, but which may well cost substantially less.

The facts of the situation regarding fault, as reported to me at this time, would appear to indicate that the City stands in the position of an innocent third party. If the defects are the fault of the contractor, then we are within our rights in using this holdback money to remedy the defects. If eventually it appears that the defects arose by reason of faulty design, then our remedy and recovery would be against the Architect, who would be obliged to pay us whatever sum we reasonably expended in our remedial work, and the fruits of that payment or judgment would then be used to pay the General Contractor's claim against us. "

THE CITY MANAGER RECOMMENDS that use be made of holdback funds in an amount not exceeding \$221,000, to undertake necessary remedial work at the Aquatic Centre, subject to appropriate resolution from the Park Board to that effect.

FOR COUNCIL ACTION SEE PAGE(S) 280-281

Manager's Report, June 13, 1975.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. 1866 and 1872 West 5th Avenue
Lots W $\frac{1}{2}$ 4 & E $\frac{1}{2}$ 3, Block 267, D.L. 526

The Supervisor of Property & Insurance reports as follows:-

"The above noted properties were purchased in January, 1971 and May, 1973 respectively, as part of the acquisitions for the Arbutus Connector development.

1866 West 5th Avenue is a 1 $\frac{1}{2}$ storey frame duplex dwelling and 1872 is a 2 storey single family dwelling. Both properties were in poor condition at the time of acquisition and little improvement has been carried out pending the Kitsilano Area Planning report.

Both properties were rented continuously until recently, when the tenants vacated and a number of unauthorized persons moved in. These persons were evicted because they were trespassing, causing considerable damage to the premises and were intimidating the neighbours. Prior to vacating, they destroyed nearly all the plumbing fixtures, smashed windows, frames and doors, and damaged the walls.

The estimated costs to repair are in the realm of \$9,000. If repaired and renovated the houses would rent for \$200.00 per month, requiring approximately 4 years to amortize the costs.

In view of the proposals contained in the Kitsilano Area Planning report adopted by Council on May 6, 1975, proposing to develop housing sites in this area, it is RECOMMENDED that Council authorize the demolition of these vacant dwellings located at 1866 and 1872 West 5th Avenue."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

2. Acquisition for Family Housing Project
Lot D Except East 10 Feet, Block I, D.L. 753
3268 Commercial Drive

The Supervisor of Property & Insurance reports as follows:-

"Lot D except the East 10 feet, Block I, D.L. 753, is located in the triangular block bounded by 16th Avenue, Findlay Street, and Commercial Drive, which block is under consideration as a future potential housing site. The owners presently have an offer from a private purchaser, however, they are prepared to give the City the first opportunity to purchase said property.

These premises comprise a single-storey, frame dwelling, plus a full basement, erected in 1914 on a lot 66.17' x 110' average, zoned R.S.-1. The dwelling contains four rooms, five plumbing fixtures, has a patent shingle roof, wood shingle exterior, and heat is supplied by an automatic gas-fired furnace. The dwelling is in good condition for age and type.

Following negotiations with the representative of the owners, they are prepared to sell for the sum of \$63,000.00, which was the price the private purchaser had agreed to pay, also on the understanding that the sale date be May 31, 1975, and that they retain rent-free possession to June 30, 1975. This settlement price is considered to be fair and equitable. It is proposed to rent this property on a month-to-month basis until the land is required for development, at which time the dwelling will be demolished.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire Lot D except the East 10 feet, Block I, District Lot 753, known as 3268 Commercial Drive, for the sum of \$63,000.00, on the foregoing basis, chargeable to Code No. 4910/409 - Property Purchases For Resale."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

Manager's Report, June 13, 1975.....(PROPERTIES - 2)

3. Lease of Lot 10, Block 122, D.L. 541
Situated: E/S 1400 Block Howe Street

The Supervisor of Property & Insurance reports as follows:

"Lot 10, Block 122, D.L. 541 situated the Eastside of Howe Street was purchased for the Granville Street Bridge approaches and leased for storage and a temporary parking lot until by-law requirements called for a blacktop surface. The property was advertised for tender on November 25, 1974 and on March 11, 1975 Downtown Toyota Centre was awarded lease of the property for a five year term, thereafter on a year to year basis at a rental of \$80.00 per month for the first two and one-half years; to be reviewed every two and one-half years thereafter.

There was unavoidable delay in obtaining approval of the bid and in the interim, Downtown Toyota were able to locate in a more suitable location and requested a release from their obligation. Under the circumstances negotiations to lease the site on the same terms and conditions were carried out with Skeens Engineering & Machinery Ltd., owner of abutting Lot 9 and second highest bidder on the tender, who are now occupying the site on a monthly basis pending Council approval.

RECOMMENDED that Downtown Toyota Centre be released from any obligation to enter into a lease of Lot 10, Block 122, D.L. 541 and that the site be leased to Skeens Engineering & Machinery Ltd. subject to the following:-

- a) Use: Storage with suitable screening, close-board fence.
- b) Term: 5 years commencing June 1, 1975, thereafter on a year to year basis.
- c) Rental: \$80.00 per month for first two and one-half years; to be reviewed every two and one-half years thereafter.
- d) The lessee to pay cost of servicing the site and to obtain a Development Permit within 60 days."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.'

4. Acquisition for Rupert Park Extension
 - Lot 9, Block 86, Sec. 29, T.H.S.L.
3320 Kitchener Street

The Supervisor of Property & Insurance reports as follows:-

"The above property, Lot 9, Block 86, Sec. 29, T.H.S.L., forms part of the proposed Rupert Park Extension and is included in Table II of the 1971-75 Park Purchase Programme for Protective Purchasing, as confirmed by Council May 9th, 1972. This property has been offered for sale by the owners to the City.

These premises comprise a single-storey, frame dwelling, plus a full basement erected in 1940 on a lot 33' X 127', zoned R.S.-1. The dwelling contains 4 rooms on the main floor, plus 2 rooms in the basement, 6 plumbing fixtures, has a shake roof, wood siding and shingle exterior and heat is supplied by an automatic gas-fired furnace. The dwelling has been well-maintained and is in good condition. There is a carport at the rear of the property.

Following negotiations with the owners, they are prepared to sell for the sum of \$48,000.00 as of May 31st, 1975, subject to retaining rent-free possession to July 31st, 1975. This price is considered to be fair and equitable and represents market value in the area. It is proposed to rent the dwelling on a month-to-month basis

until the land is required for park purposes, at which time the dwelling will be demolished. The Superintendent of Parks and Recreation concurs in the purchase of this property.

RECOMMENDED That the Supervisor of Property and Insurance be authorized to acquire Lot 9, Block 86, Sec. 29, T.H.S.L. known as 3320 Kitchener Street for the sum of \$48,000.00 on the foregoing basis, chargeable to Code #4189/ - Park Board Clearing Account."

Manager's Report, June 13, 1975.....(PROPERTIES - 3)

Clause # 4(Cont'd)

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

5. Leasing of 2782 Grandview Highway,
Portion of Lot 1, Block A,
District Lot Section 44, THSL, Plan 11660

The Supervisor of Property & Insurance reports as follows:-

"The above property, legally described as Portion of Lot 1, Block A, D.L. Section 44, T.H.S.L., Plan 11660, and known as 2782 Grandview Highway, consists of approximately 38,000 square feet of land improved with a two-storey office and showroom plus two unattached buildings previously used as repair garages. The property is presently vacant, the previous tenant having vacated the premises at the expiration of their five-year lease. The rental under the old agreement was \$16,800.00 per annum plus taxes as if levied.

Flare Craft Marine Ltd. propose to rent the property subject to the following conditions:-

- (a) RENTAL: ----- \$24,000.00 per annum plus
taxes as if levied;
(Billed monthly)
- (b) DATE OF COMMENCEMENT: -- July 1st, 1975
- (c) TERM: ----- Five years from commencement
date
- (d) RENTAL REVIEW: ----- Every 2½ years, and to be
Market Rental Value
Plus
Taxes as if levied
- (e) BUILDING AND LESSEES'
FIXTURES: -- All buildings and Lessees'
fixtures, except signs and
trademarks, are to be considered
as City property
- (f) OUTGOING AND REPAIRS: -- Lessee to pay all outgoing expense
and keep the building and improve-
ments in repair to the standard of
a prudent owner
- (g) INSURANCE: ----- City to insure buildings against
Fire, and Lessee to carry Public
Liability Insurance in an amount
satisfactory to the Director of
Legal Services.
- (h) AGREEMENT: ----- To be drawn satisfactory to the
Director of Legal Services.

RECOMMENDED that a new lease agreement be drawn up between Flare Craft Marine Ltd. and the City of Vancouver re Portion of Lot 1, Block A, D.L. Section 44, T.H.S.L., known as 2782 Grandview Highway, subject to the foregoing conditions '(a)' to '(h)'."

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

Manager's Report, June 13, 1975.....(PROPERTIES - 4)

6. FIRE DAMAGE - 435 West 10th Avenue
Lot 12, Block 360A, D.L. 526

The Supervisor of Property & Insurance reports as follows:-

"On August 13th, 1974, Council "In Camera", authorized the purchase of the subject property, Lot 12, Block 360A, D.L. 526, known as 435 West 10th Avenue, for civic purposes, together with the adjacent lots 11 & 13 known as 425 and 445 West 10th for a total price of \$315,000.00. The estimated land value was approximately \$240,000.00 with the balance of \$75,000.00 attributable to the improvements which consist of three multiple conversion houses.

The house at 435 West 10th Avenue is a 1½-storey frame building with a main floor area of 912 square feet, constructed in 1906 and containing three living units. A fire has occurred in this structure causing extensive damage with an estimated cost to repair of \$35,000.00. The age and type of building and the remaining limited life, do not support the cost to repair.

Negotiations with the insurance adjuster, have resulted in a cash settlement valuation of \$13,860.00 less the City's deductible portion of \$5,000.00, resulting in a net claim of \$8,860.00 including demolition and cleanup costs.

It is therefore

RECOMMENDED That the Supervisor of Property & Insurance be authorized to accept the net cash settlement claim in the amount of \$8,860.00 and to demolish the building at 435 West 10th Avenue.

The City Manager RECOMMENDS that the foregoing Recommendation of the Supervisor of Property & Insurance be approved.

INFORMATION

7. DEMOLITION

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structure listed below and have awarded the contract to the low bidder as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City To Pay</u>	<u>Code No</u>
1199 West 6th Avenue; (A of 3646 & Ptn. Block 274, DL 526)	False Creek Re-develop-ment	Merchant Contractors Limited	\$23,835.00	316/162

* This demolition was completed as of February 27, 1975.

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 283

I 327³²⁷

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

May 22, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, May 22, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Rankin

ABSENT: Alderman Cowie

CLERK: R. Demofsky

HOUSING MATTERS

RECOMMENDATIONS:

1. Housing Registry and Relocation Services

On March 27, 1975, the Housing and Environment Committee considered a City Manager's Report dated March 19, 1975, entitled "Housing Registry and Relocation Services".

RECOMMENDED,

THAT Council authorize the Director of Social Planning, the Director of Finance, and the Co-ordinator of Data Processing to:

- a. assess the value of Timesavers computer programs and landlord listings and files;
- b. examine the economic costs and feasibility of entering into the necessary contract for computer hardware and time, with Timesavers and others;
- c. report back as soon as possible with specific recommendations and budget.

The Committee considered a Manager's Report, from the Director of Social Planning, dated May 9, 1975, regarding Housing Registry and Relocation Services. It also considered the following City Manager's comments and recommendations pertaining to this matter:

"The City Manager RECOMMENDS 'Option #1' as outlined in the joint report from the Director of Social Planning and the Director of Planning, dated March 19, 1975, which stated:

'A basic option is to continue as at present, to fund several autonomous decentralized registry and relocation services. Any number of combinations are possible from selecting one to receive all funds, to dividing the funds between the seven recognized agencies on a work-load basis or on an equal basis.'

The City Manager further RECOMMENDS that City funds for support of these agencies for the fiscal year, April 1, 1975 - March 31, 1976, not exceed \$31,987--these funds, together with the 2/3 grant from the Provincial Government (\$63,974,) to be allocated to the various agencies following report back from Social Planning.

During the discussion which ensued the City Manager noted that the total City/Province cost share budget for a housing registry and relocation service in the 1975-76 fiscal year is \$95,962 (City's share

Cont'd . . .

being \$31,987). Council may wish to request an increase in the per capita grant from the Provincial Government in view of escalating costs, in which case the City's share would also increase.

Mr. R.L. Hawkins, Manager of Computer Services, advised that the computer costs outlined in the Director of Social Planning's proposal were quite high. The volume of work was not sufficient to justify going to a computer.

Mr. R. Young of the Social Planning Department advised that at any one time there were a minimum of 600 to 800 cases per month. However, this figure could be a couple of thousand per month. Compute offer the advantages of up-to-date information. A representative of the Red Door Rental Aid informed the Committee that if the money was available an effective relocation service would be provided manually.

RECOMMENDED,

- A. THAT City Funds for support of several autonomous decentralized agencies for the fiscal year, April 1, 1975 - March 31, 1976, not exceed \$31,987--these funds, together with the 2/3 grant from the Provincial Government (\$63,974,) to be allocated to the various agencies, following report back from Social Planning.
- B. THAT Council request an increase in the per capita grant from the Provincial Government, in view of escalating costs.

2. Correspondence

- A. The Committee considered a letter from Mr. B.W. McCulloch, Commissioner, Rent Review Commission, to the Attorney-General, the Honourable A.B. Macdonald, regarding a possible meeting with the Attorney-General on fire prevention by-laws. The Chairman advised that he had contacted the Attorney-General to discuss this matter in the very near future.
- B. The Committee considered a memo from the Director of Finance to Alderman Harcourt regarding the 1976-80 Five Year Plan - Housing Category. This memo, which is on file in the City Clerk Office, stated in part:

"As you are aware, the plan that was defeated by the voters last year contained \$3 million for housing purposes. The Finance and Administration Committee is shortly going to be putting together a reduced plan for resubmission to the voters, and somebody has to propose what is to be done with the Housing Fund category. It doesn't fit in any normal departmental area and therefore I suggest that the Housing Committee deal with it. You mentioned that there is a Housing Committee meeting on May 22, and perhaps you could be good enough to raise the question at that meeting.

The priority rating for this review by the Finance Committee is based on a scale of four, with one being absolutely essential, etc. My own preliminary suggestion is that we should input to the Finance Committee \$2 million for housing on a Priority 1 basis and \$1 million on a Priority 2 basis, for the initial consideration of the Committee. However, if the Housing Committee wishes to do something else, I will be most pleased to input that information to the Finance Committee along with the other departmental material."

During discussion of this memo, the Committee noted that approximately \$30-35 million was being allocated in the five year plan for parks, and in view of the dire need for housing,

RECOMMENDED,

THAT \$10 million be allocated in the 1976-80 Five Year Plan for housing on a priority one basis.

INFORMATION:

3. Housing Progress Report

The Committee considered a monthly status report on Government assisted housing in the City of Vancouver submitted by the Housing Planner, dated May 16, 1975. When discussing this report the following points were noted:

a. Semlin, Triumph, Pandora

This family housing site would go to a public hearing for rezoning in the very near future.

b. 2500 Grandview Highway and Penticton

Mr. Casson, Director of Housing, G.V.R.D., advised that G.V.R.D. would pay the connection costs for the services to this site and requested a specific price for servicing in order to calculate the per unit figure. He advised that the site required a sidewalk along it. The Committee noted that this could be done by local improvement with the City paying approximately 15% of the total cost.

c. 368 East Cordova - D.E.R.F.

Mr. Casson advised that this project was being done by C.M.H.C. who are presently experiencing a shortage of funds. The Committee expressed frustration in that non-profit housing projects involved several different groups (architects, money source, citizen input, etc.) and no one person expedites the project. The Chairman advised that the Housing Director, Mr. M. Jeroff, would do the necessary expedition on new projects.

It was concluded that if construction had not started on the Downtown Eastside Residential Facility by June 26, 1975, the date the Committee would next consider a housing report, the Committee would attempt to hurry this project along.

d. 951 East 8th Avenue

The Chairman advised that he would be working with the Army, Navy, Airforce Veterans to expedite this housing project.

e. 115-121 Keefer

The Chairman advised that he recently met with Vancouver Chinatown Development Association representatives, their architect, and City staff to determine the exact situation of this project. Further that he would meet with C.M.H.C. to ask them to reconsider financing this project. Also that the City would have to consider increasing the floor space ratio to make this project economically feasible.

RESOLVED,

THAT the Housing Status Report submitted by the Housing Planner dated May 16, 1975, be received.

4. Fire By-law Enforcement Progress Report

The Committee considered a City Manager's Report dated May 16, 1975, which is on file in the City Clerk's Office, and stated in part:

"The City Manager submits the following report of the Fire Chief:

This report deals with the same 353 buildings as detailed in the last progress report of March 20, 1975.

All information is up to and including May 12, 1975.

The total area surveyed by the task force is referred to as the "Core Area" within which there is a primary area known as "Skid Road."

A total of 76 buildings have changed their status since the March 20, 1975 progress report. Of these, 28 are completed.

Included in this report are:

- Appendix A - listing all buildings and their status
- Appendix B - listing all buildings vacated
- Appendix C - giving details of prosecutions
- Appendix D - detailing fires in buildings with sprinkler systems
- Appendix E - listing fire deaths in buildings under Hotel classification
- Appendix F - showing current and projected costs of upgrading

(All Appendix data, which is on file in the City Clerk's Office, refers to the Core Area.)

GENERAL CATEGORY INFORMATION IS AS FOLLOWS:

(The figures in parenthesis represent the status during the last report.)

	<u>Skid Road Only</u>		<u>Total Core Area</u>	
Hotels completed or comply with Bylaws:	(68)	83	(119)	144
Contracts signed or in process of completion:	(47)	40	(91)	91
Awaiting trial as result of prosecution:	(15)	10	(28)	56
Hotels prosecuted-have not complied & require follow-up for compliance or further prosecution:	(5)	2	(11)	10
Vacated rather than comply with Bylaw:	(13)	13	(20)	21
Hold pending appeals to Housing Committee:	(4)	0	(6)	0
Hotels under 20 rooms:	(7)	9	(21)	21
Order outstanding:	(2)	4	(53)	5
Hotels outside Core Area:	(0)	<u>0</u>	(5)	<u>5</u>
		161		353

Several problems have arisen for "task force" inspectors due to the Courts requiring proof of ownership on the exact day of the offence. Also the requirement of the Courts for inspectors to prove there were 20 or more rooms used for the purpose of residence at the time of the offence.

To this end, Section 42B was ruled "not valid" during the trial of Chin Wing Chun Tong Society of Canada, 158-60 East Pender Street. The charges were dismissed. It now appears many of the 56 cases awaiting trial may be dismissed and new charges will have to be processed.

The bulk of the work for the task force finalization of this section of the City will be in processing cases for Court and follow-up work for buildings which have signed contracts but have not started work. These buildings are presently being processed. The problems arise out of owners holding off sprinkler installers while they sell their property; owners claiming financial difficulties; sprinkler companies overloaded with work and a backlog of plans to be approved.

Approximately 51% of the "Core Area" remains to be finalized.'

The City Manager submits the foregoing report of the Fire Chief for the information of the Standing Committee of Council on Housing."

The Chairman advised that he would be meeting with the Director of Environmental Health and the Chief Fire Warden to determine which hotels and lodging houses in the core area are not complying with the City by-laws, and report back.

During discussion of this report the Committee expressed frustration in that the prosecutor, who is responsible for preparing all cases was leaving this work up to City officials. The Chairman advised that the Sub-committee on By-law Enforcement had met on May 2, 1975, and recommended that the City Prosecutor and the person in charge of City by-law cases be invited to the next meeting of this sub-committee to discuss the level of enforcement and prosecution on City by-laws. Since a similar meeting with the City Prosecutor was also desired by this Committee, it was

RESOLVED,

- A. THAT Mr. M. Norris, City Prosecutor, and Mr. Melvin of the Prosecutor's Office be invited to a meeting of this Committee to discuss the level of enforcement and prosecution on City by-laws, and to explain why the City Prosecutors are not preparing the City by-law cases as they should be.
- B. THAT the City Manager's Report dated May 16, 1975, and referred to above be received.

5. Lodging House By-law Progress Report

The Committee considered a City Manager's Report dated May 16, 1975, which is on file in the City Clerk's Office, and stated in part:

"The Medical Health Officer reports as follows:

"This report will give details on the enforcement of the Lodging House By-law in the Core Area (that part of the City north of Broadway, and bounded on the east by Clark Drive and bounded on the west by Burrard Street, English Bay and Stanley Park) for the period March 20, 1975 to May 12, 1975.

During this period, Lodging House enforcement was maintained as a priority programme. The inspections performed by the Public Health Inspectors revealed that the number of Lodging Houses requiring permits has further been reduced to 847 premises. There has been a reduction of 55 premises which may be attributed to demolitions; change of use to Single or Duplex dwellings and other accommodation; and Lodging House By-law enforcement. An unknown number of rooms are involved due to lack of up to date history of premises which have changed use or been demolished.

The Public Health Inspectors have been concentrating their efforts in attempting to get the remaining applications submitted for Lodging House Operator's Permits.

A total of 773 applications for Operator's Permits have been received to date and the permits for these premises have either been delivered, rejected, or are in the process of being delivered. All permits issued are Interim Permits with varying expiry dates. Some of these are subject to the completion of renovations. All Operators are to be examined for their knowledge of the contents of the Lodging House Operator's Manual presently being printed. The Lodging House By-law has now been published in final booklet form for distribution.

As of this date, eight court actions are pending. Three more court cases have been finalized.

Letters have been sent to operators of two (2) more premises ordering the closure of their premises because of their declared intention of not complying with the requirements of the Lodging House By-law.

Eight premises consisting of 205 units or rooms who have received closure orders or vacated because of Health Department or other reasons are now being renovated and being re-occupied as Lodging Houses. Seven premises comprising 161 units or rooms that are at present vacant or nearly vacant have indicated they will renovate and re-open as Lodging Houses."

Mr. C. Hutton of the Health Department advised that some operators had no intention of returning their operator permit applications to the Health Department. The Committee advised Mr. Hutton that in cases where operators do not return these applications, by-law enforcement is to be stepped up.

RESOLVED,

THAT the above noted City Manager's Report dated May 16, 1975, be received.

6. Site for Vancouver Chinatown Lions Housing Project

The Committee considered an information report from the City Manager, which is on file in the City Clerk's Office, and stated:

"The Supervisor of Property and Insurance reports:

"At its meeting of April 24th, 1975, the Standing Committee on Housing and Environment recommended that the Chairman urge the Chinatown Lions' Club to respond quickly to the offer to sell from the Property & Insurance Office and that the Property & Insurance Office report back on this matter as soon as possible.

This office wrote on January 13th, 1975, to Mr. Ralph H. Long (who is acting on behalf of the Vancouver Chinatown Lions), advising that Council had set the sale price of the adjoining site to be sold to the Villa Cathay, and that upon receiving his confirmation on behalf of the Lions, a report to Council recommending the sale of this site at the same square foot rate, and under the same condition, would be prepared. Further letters were sent April 24th and May 12th, 1975.

The survey work creating the two sites has been completed, and the subdivision plan prepared. However, a problem has arisen which will temporarily delay registration of the plan.

The Land Registry records show that a lot lying in what is now roadway, is registered in the names of a private party. It would appear to be a problem of incorrect records as the lot was taken off the assessment and tax rolls in 1930, at the same time as adjoining lots which were developed for road purposes. A report and a resolution to expropriate this lot have been prepared for Council, following approval of which the Law Department will apply for a Vesting Order."

During discussion of this report the Chairman advised that he had written a letter to the Chinatown Lions Club urging that they respond quickly to the offer to sell from the Property and Insurance Office.

RESOLVED,

THAT the above noted City Manager's Report be received.

7. Outstanding Housing and Environment Committee Matters

The Chairman submitted a report dated May 14, 1975, outlining all of the outstanding matters of the Housing and Environment Committee and

Standing Committee of Council
on Housing and Environment
May 22, 1975

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the present status of each matter, for the Committee's information. Further, that this report would be submitted on a monthly basis.

ENVIRONMENT MATTERS

RECOMMENDATIONS:

8. Dogs

At its meeting on February 13, 1975, the Standing Committee on Housing and Environment,

RECOMMENDED,

THAT the Chairman form a sub-committee to discuss:

- i. City spay and neuter services
- ii. Number of pound officials
- iii. Safety of people
 - different license fees for varying sizes of dogs
 - obedience classes
- iv. Pound officials in Stanley Park
- v. Breeders
- vi. Educational process in schools and amending Pound By-law to raise age for licensing a dog from three months to six months; and report back to a later meeting.

The Committee considered a City Manager's Report dated April 22, 1975, which is on file in the City Clerk's Office, and stated in part:

"The Director of Permits and Licenses reports:

This is in addition to a report previously submitted in connection with Dog Control to be considered by your Committee.

In 1973 the City Council approved the hiring of 7 temporary Pound Officers to patrol the parks and beaches for 4 months from mid May to mid September. The cost of this service was paid for by the Parks Board. It has been found that this program has been very successful in controlling dogs running at large on beaches and reducing the number of attacks on birds and other wild life in Stanley Park. The Director of Zoos, however, advises that dog patrol should be provided on a year round basis in Stanley Park. Apparently many dog owners are aware that full time coverage is not provided during the winter months and allow their dogs to run loose in the area of Lost Lagoon, the Zoo and Beaver Lake areas, and as a result, attacks are still occurring on wild life. Only full time coverage by a Pound Officer could resolve this problem.

To provide a full time patrol at Stanley Park without an increase in annual costs, I recommend the number of temporary pound officers to patrol the beaches be reduced to 4 and one permanent pound officer position be established. In this manner, the total number of man months spent on patrolling the parks and beaches will be the same as previously approved by City Council, i.e. 7 men on 4 months equals 28 man months - 1 man at 12 months plus 4 men on 4 months equals 28 man months.

Cont'd . . .

It will be necessary to purchase one additional Pound truck with two-way radio for use by the permanent pound officer. In the past, we have rented 3 trucks during the summer months but this number would be reduced to 2 rental vehicles.

RECOMMENDED

- (1) THAT one permanent Pound Officer position be established to patrol Stanley Park.
- (2) THAT the number of temporary Pound Officers for the patrol of parks and beaches be reduced to 4 for four months each year.
- (3) One Pound truck with two-way radio be purchased at a cost of approximately \$6,000.00.
- (4) The number of rented Pound vehicles be reduced to two.

This matter has been discussed with a representative of the Vancouver Municipal & Regional Employees' Union who concurs with the staff recommendations."

The City Manager reports that since the foregoing report was prepared, The Director of Permits and Licenses has requested the inclusion of an additional two-way radio for use by the Director of Zoos in order to expedite the Pound Officer to scenes of trouble, and for the Pound staff to contact the Director of Zoos when his tranquilizer gun is required.

A total of \$28,500 was approved in the Permits and Licenses' budget for the temporary help to control dogs at parks and beaches in 1975. The revised establishment will have the following costs:

<u>Operating Cost</u>	<u>Annual</u>	<u>1975</u>
* 1 Pound Officer I	\$ 9,919	\$ 5,786
Rental Trucks	2,520	2,520
* 4 Temporary Staff	14,444	14,444
City-owned Truck	3,500	2,042
Uniforms	200	300
	<u>\$30,583</u>	<u>\$25,092</u>

* Staff salaries at 1974 rates, including fringe benefits.

Capital Costs

1 Pound Van	\$ 6,000
2 Two-way Radios	<u>2,000</u>
	<u>\$ 8,000</u>

The City Manager RECOMMENDS as follows:

1. That the recommendations of the Director of Permits and Licenses be approved.
2. That a two-way radio be purchased for the Director of Zoos.
3. That the \$3,500 saving in Operating Expenses be used to offset the capital cost of equipment, the Comptroller of Budgets having advised that if this report is approved, the source of funding for the additional \$4,500 will be Contingency Reserve. "

Standing Committee of Council
on Housing and Environment
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The Committee also considered a report from a meeting of the Housing and Environment sub-committee to deal with dogs, which was held on Wednesday, May 7, 1975. The meeting was called to discuss control of dogs and the related by-laws in general and specifically to consider a request from the S.P.C.A. for a \$100,000 capital grant to aid in construction of a low cost spay and neuter clinic. The sub-committee submitted the following recommendations:

- i) That five additional permanent positions of Pound Officers be established immediately within the City of Vancouver and that 2 additional summer students be hired on a temporary basis for canvassing.
- ii) That the Provincial Government be pressured to not only "contemplate", but to take positive action to correct the Animals Act as stated.
- iii) That the G.V.R.D. be requested to strike a Committee, representative of elected and staff members to deal with dog control problems and that the matter of the suggested Low Cost Spay Clinic be referred to this Committee for recommendation back, since funding for this facility has been requested on a regional basis. (It should be noted that of the total \$275,000 capital estimate, Vancouver has been asked for \$100,000).

RECOMMENDED,

- A. THAT the above noted recommendations of the City Manager be approved.
- B. THAT Recommendation (i) of the sub-committee and referred to above be approved in principle and referred to the City Manager for a report to Council.
- C. THAT the Provincial Government be pressured to not only contemplate, but to take positive action to correct the Animals Act, from which legislature removed the summary proceedings for dealing with dangerous dogs and left nothing in its place.
- D. THAT Recommendation (iii) of the sub-committee referred to above be referred to the G.V.R.D. for a report back.
- E. THAT the City Manager's Report and the report on the meeting of the sub-committee be received.

9. Pioneer Park

When discussing this matter at its meeting on May 8, 1975, the Housing and Environment Committee,

RECOMMENDED,

- A. THAT the Park Board prepare a design for upgrading the street triangle known as Pioneer Park.
- B. THAT City representatives meet with the Park Board to discuss the matter of financing this project and report back to this Committee on May 22, 1975.

The Chairman advised that City representatives would be meeting with the Park Board to discuss this matter in the very near future.

The meeting adjourned at approximately 3:15 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 281-283-4



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

MAY 29, 1975

A meeting of the Standing Committee of Council on Planning & Development was held on Thursday, May 29, 1975, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 9:45 A.M.

PRESENT: Alderman Bowers, Chairman
Mayor Phillips
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

ALSO PRESENT: Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. G.V.R.D. Livable Region Programme: 1976-1986

Mr. H. Lash, Director of Planning for the GVRD, introduced members of his staff - Mr. Peter George and Ms. Nancy Cooley; and Mr. Doug Spaeth, GVRD Consultant. Also present was Mayor D. H. MacDonald of White Rock who is Chairman of the GVRD Advisory Committee on the Livable Region Programme.

Mr. Lash pointed out that the report was not intended to deal with implementation of the Programme at this time. It is not a plan but a process to get a general commitment to the basic strategies, i.e.

- a) Set residential growth targets for each part of the region.
- b) Promote a balance of jobs to population in each part of the region.
- c) Build regional town centres.
- d) Build an improved transit-oriented transportation system.
- e) Protect and develop regional open spaces.

When the public reaction has been received, the GVRD Board will send it to Municipal Councils for formal approval.

For Vancouver the growth target is estimated to be a population of 489,500 which would allow for a target increase from 1976-1986 of 47,500.

Continued on Page 2. . .

Clause No. 1 continued

With respect to decentralization of jobs, if the current trend continues, Vancouver will get one out of every two new jobs in the area. To reduce the ratio so that Vancouver gets only one out of every five new jobs, Regional Town Centres have to be created.

The Committee discussed downzoning but it was felt that while this is a means of discouraging development, (i.e. smaller amount of rentable space, provision of public amenities) because the developer would find it more profitable to develop in a Regional Town Centre, more positive physical limitations would be required. In order to make decentralization work, L.R.T. would have to be available. Public investment is required, e.g. in New Westminster, the B.C. Development Corporation is acquiring land for the I.C.B.C. development with space available for others to develop around I.C.B.C.

Mr. Lash stated that a suggested instrument for controlling the rate of growth would be a quota system. If persuasion did not work to control growth, provisions in the Vancouver Charter or the Municipal Act could be utilized. A self-selection process by the municipalities through the quota system would determine which developments would be allowed and which would be disallowed.

The City of Vancouver presently is the workplace for over half the population of the Region. Less than half the population of the Region lives in Vancouver and an increasing proportion will find homes in other municipalities. These suburban centres are mainly large shopping centres. To change this trend, Regional Town Centres will be created. It is envisaged they would contain a substantial portion of new office and other types of employment, major new cultural, entertainment and education facilities.

Mr. Spaeth advised that the four locations for the town centres would be Burnaby, New Westminster, the Surrey area and the Coquitlam/Port Coquitlam/Port Moody area. The location in the last area is not known, but the Surrey area location will be in Whalley. The L.R.T. route to Whalley would probably be King George Highway to Newton on the B.C. Hydro right-of-way through the Cloverdale. It would be slung on the sub-structure of the Patullo Bridge.

The Committee considered a report of the City Manager dated May 23rd, 1975 in which the Director of Planning outlines the projections of downtown employment to 1980 and 1986 and in graph form illustrates the differences between the trends and targets of employment totals as presented in the G.V.R.D. report and those of the City. Also illustrated in graph form are figures relating total City of Vancouver population, labour force and employment estimates to the G.V.R.D.'s estimates. (The above information is on file in the City Clerk's office.)

Clause No. 1 continued

Also considered were reports of the City Manager dated May 23rd, May 21st and May 27th, 1975 wherein the City Engineer, Director of Finance and Director of Social Planning expressed their concerns on the G.V.R.D.'s Livable Region Programme. (These reports are on file in the City Clerk's office.)

Mr. W. H. Curtis, City Engineer, agreed with the decentralization principle as a means of alleviating transportation problems in Vancouver. The theory of people working near their residences may not work as people who live in Vancouver are likely to stay in Vancouver but work in a suburban area. The Regional Town Centres would have to be inter-connected by a non-car transportation system. Unless L.R.T. connections are provided so people do not use their cars, Vancouver will become a Los Angeles.

Mr. Spaeth agreed but stated that an improved arterial road system between centres is needed, mainly for trans-shipment of goods.

The Committee discussed the financial aspects of L.R.T.. No finances have been worked out in detail by the G.V.R.D. as it has to be decided what system will be chosen. If Regional Town Centres are connected by L.R.T. along routes with existing rights-of-way, it would be far less expensive. One of the major objectives of the G.V.R.D. is to minimize transportation costs. A possibility for the municipalities share might be a regional gas tax.

Mr. Spaeth cautioned that without L.R.T. and Town Centres, there will be costs associated with pressure on housing in the City. The situation could exist as in Toronto before the subway system where every street would be used as an arterial; neighbourhoods would be less livable.

Some of the Aldermen present felt no new taxes should be encouraged - - it was felt the Provincial Government had adequate revenues from gas taxes to pay a major portion of L.R.T..

Mr. H. Creighton, representing the Director of Finance, advised that they are concerned the G.V.R.D. has not examined linkages of supply and demand between industries and between firms within an industry to come to the conclusion that new growth should locate outside Vancouver in Regional Town Centres. Other concerns are the concept of a quota system for Downtown office space, the idea of deciding which industries will be allowed in Vancouver and which will be advised to go elsewhere, and the fact that transportation proposals involve a large increase in financing and cost to the taxpayer.

Clause No. 1 continued

Mr. M. Egan, Director of Social Planning, pointed out that Vancouver's rate of growth is low and declining. The number of family-housing starts is low and 63% of all housing starts were publicly subsidized. Other municipalities in the Region are going to have to provide a greater share of social housing.

The Committee

RECOMMENDED

THAT the basic concept and strategies in the Livable Region Plan be approved in principle, recognizing that transportation is an essential element and will require financial arrangements with the Province.

FOR COUNCIL ACTION SEE PAGE(S) 234

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SPECIAL MEETING OF THE
STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

May 29, 1975

A Special Meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, May 29, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

RECOMMENDATIONS:

1. Public Housing

On November 28, 1974, the Standing Committee on Finance and Administration discussed the matter of a Skills Producing Industrial Complex for low income people and recommended,

- (a) That the Vancouver City Council request the Provincial Government Departments of Labour, Education and Human Resources to determine the training needs of the people represented by the Vancouver and District Public Housing Tenants Association, including determining who would take advantage of the training and what type of training would be required;
- (b) That the Department of Labour be asked whether or not they would be in favour of building, equipping and operating a detached facility as proposed by the Tenants' Association;
- (c) That, should the need be established by these Provincial Government departments, City Council favourably consider the granting of land for such a purpose.

To date no reply has been received from the Provincial Government and therefore today's meeting was called to once again discuss this matter along with the following matters related to public housing.

The Committee had before it correspondence between the City of Vancouver, B.C. Housing Management Commission, Vancouver and District Public Housing Tenants' Association and the Central Tenants' Executive Association of B.C. Public Housing (on file in the City Clerk's Office

A. Rental Rate Policy

Mr. R. W. Bailey of the B.C. Housing Management Commission advised that since the rent supplement program was introduced on January 1 1975, it had been receiving a very satisfactory response. B.C.H.M. has been interviewing tenants in B.C.H.M.C. managed buildings to explain this program.

This new program which represents a complete change in philosophy, policy and procedures, with the overall intent being to:

- Develop a positive attitude toward B.C. rental housing.
- Make rental housing programs more attractive to all municipalities.
- Establish equitable rents among tenants having varying sources of income.

Cont'd . . .

Special Meeting of the
Standing Committee of Council
on Housing and Environment
May 29, 1975

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- Provide for balanced communities at each B.C. Housing development.
- Encourage initiative by increasing exemptions and setting rents that relate to the market.
- Adjust rents to a realistic level.
- Generate revenues closer to costs.

This program will affect present and future tenants living in B.C. Housing, and will include Federal-Provincial rental housing and Provincial rental housing. From now on we will house families with a wide range of incomes.

The supplement program entitles 25% of the units in non-profit senior citizen housing projects to rental supplements. The Committee expressed that 25% was insufficient and pointed out that they had recently recommended that 75% of the units in non-profit and co-operative senior citizen housing projects receive this much needed supplement. Mr. Bailey agreed that an increased supplement was required and advised that Central Mortgage and Housing Corporation and the Provincial Government were presently holding discussions relating to this very matter.

The Committee expressed that it would strongly oppose a larger percentage of units receiving a smaller supplement than the supplement presently existing. The only solution to the existing problem is the development of more housing.

It is the Committee's opinion that in view of the extremely low vacancy rate, the philosophy and program of the B.C. Housing Management Commission is inadequate to solve the existing problem.

Ms. M. Cochrane, Director of Community Services with B.C. Housing Management Commission pointed out that in senior citizen housing projects managed by B.C. Housing Management Commission preference was given to people most in need and the 25% figure referred to above did not apply.

RECOMMENDED,

THAT the Housing and Environment Committee's request to increase the rental supplement to cover 75% of all units in non-profit and co-operative senior citizen housing projects be sent to the B.C. Housing Management Commission.

B. Building Programs

The Chairman pointed out that according to the latest B.C. Housing Management Commission housing statistics, an extremely high percentage of people in need of housing in the lower mainland wanted to live in Vancouver.

Mr. Bailey up-dated these statistics for the Committee with the following:

- Senior Citizen Housing -
(Section 40 and 43 of the National Housing Act)

953 units under development in Vancouver. Approximately 840 should be completed this year. These projects are being developed by either Dunhill or C.M.H.C. The Chairman advised that the above were Federal-Provincial projects, and that an additional 700 non-profit seniors' units would be also finished this year, resulting in a total of approximately 1500 senior citizen units to be completed this year.

Cont'd . . .

Special Meeting of the
Standing Committee of Council
on Housing and Environment
May 29, 1975

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- Family Housing

Mr. Bailey advised that no Federal-Provincial family housing projects were presently underway in the City of Vancouver. He realized that family rental housing was a high housing priority but advised that this type of housing depended upon developers responding to proposal calls to develop this type of housing. The Committee noted that Mr. Jeroff, the new Housing Director, would be actively involved in this matter.

C. Skills Producing Industrial Complex

The Finance and Administration Committee on November 28, 1974, when discussing this matter recommended as outlined in the beginning of this report. To date nothing has happened. Mr. D. Purdy of the Social Planning Department advised that the Department of Labour held the opinion that its present facilities were under-utilized and that such a Skills Producing Complex program would be in competition to existing programs. The Committee expressed that in several cases due to the stringent entrance requirements the people most needing such a facility were not allowed to participate. Mr. Purdy further advised that the Departments of Labour and Manpower were to meet to discuss lowering the above not entrance requirements, qualifications, etc., however this meeting never occurred.

Alderman Rankin advised that the Community Services Committee would accept the responsibility of setting up such a meeting and following this matter through.

D. Grants to Tenant Organizations

The Chairman advised that the City of Vancouver had granted the Vancouver and District Public Housing Tenants Association \$24,058 for salary and support costs for one community worker and one staff. It was also noted that the Resources Board had approve funds in the amount of \$8,100 for one staff for the Vancouver and District Public Housing Tenants Association.

E. Landlord and Tenant Act

Mr. Purdy of the Social Planning Department advised that tenants on fixed incomes in hotels and lodging houses were experiencing financial problems due to exorbitant rent increases because these buildings do not fall under the regulations of the Landlord and Tenant Act.

RECOMMENDED,

THAT Council urge the Attorney-General to amend the Landlord and Tenant Act in the present session of the legislature to include all hotels and lodging houses where people rent on a weekly, bi-weekly, monthly, etc., basis retroactive to January 1, 1975.

The meeting adjourned at approximately 2:53 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 284

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

May 29, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, third floor, City Hall, on Thursday, May 29, 1975 at 1.30 p.m.

PRESENT: Alderman Volrich, Chairman
Aldermen Bowers, Marzari, and Sweeney.

ABSENT: Alderman Kennedy

COMMITTEE
CLERK: Grace Barden

RECOMMENDATION

1. Archives Photographic Centre - Special Committee:

On December 17, 1974, City Council passed the following motion:

"THAT the Mayor be requested to appoint a small committee including the City Manager in an endeavour to establish and maintain an Archives Photographic Centre with the cooperation of the Museums and the Library."

The Committee had for consideration a report dated May 20, 1975 from the Special Committee comprised of Alderman Cowie and the City Manager. The special committee met on May 7, 1975 with representatives of the Museums and Library Boards and the City Archives to review their photographic services.

The following is the Special Committee report and recommendation:

"The Museums are presently using the photographic laboratory space in the Archives Building and their technician is involved in photographic development and display work for them. They do not wish to retain any archival collection material and have a co-operative arrangement in this regard with the Archives but they do wish to retain their present use of the laboratory facilities and do not wish any change in the present arrangement.

In respect of the Library, there is a photographic history section developed. They have staff engaged in some photographic development work, in the preparation of prints through the services of an outside contractor, and in the management of a well-developed photographic collection. They too do not wish any changes made in the present arrangement.

When the Archives Building was constructed, laboratory space was built to be used on a shared basis with the Museums. The development of laboratory facilities for the Archives did not proceed pending a decision on the matter of a co-operative staffing arrangement with the Museums and later expanded to include consideration with the Library Board. Also contingent upon this decision, was the matter of the development of the Archives' photographic collection and therefore, very little has been done to effectively organize any of this collected material.

Cont'd

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Clause No. 1 continued.

In view of the position taken by the Museums and Library Boards, and that their particular services appear to be operating satisfactorily, your Committee is of the view no further action should be taken at this time in an endeavour to establish and maintain a Central Photographic Service at the Archives.

It is therefore RECOMMENDED

THAT no further action should be taken in this regard for the time being."

Following discussion, your Finance Committee

RECOMMENDED

THAT the recommendation of the Special Committee that no further action should be taken in this regard for the time being be approved.

2. Mayor's Salary.

The Committee had for consideration a memorandum from the Chairman, Ald. Volrich, recommending that the Mayor's salary be increased by 12% for 1975, effective from January 1, 1975. The report noted that the Mayor's salary is presently \$26,400 per annum and the recommended increase is lower than the prevailing rates of settlement in the economy, and in line with "restraint" guidelines which have been recommended by the Federal Minister of Finance .

The Committee requested a report giving a comparison of salaries for Mayors in other cities of similar size such as Seattle etc.

Following further discussion it was,
RECOMMENDED

THAT the matter of an increase in the Mayor's salary for 1975 be deferred until senior executive salary increases for 1975 are settled.

3. Property Endowment Fund.

The Committee had for consideration a memorandum dated May 13, 1975 from Mayor Phillips outlining proposed objectives, revenue policy and structure for the Property Endowment Fund as follows:

"Council has approved in principle the creation of a Property Endowment Fund. The City owns a great deal of property which is not needed for civic purposes - much of which was acquired in tax sales in the 1930's. The total value of this city-owned property is presently estimated to exceed \$50 million.

Since January 1, 1973, the proceeds from any sales of these lands have been put aside in a special fund earmarked for the purchase of other properties. This fund now amounts to \$1,800,000 after setting aside \$2 million for False Creek interim financing and \$900,000 for the Heather Marina.

It was agreed by Council that the Property Endowment Fund should be regarded as a legacy or an endowment which belongs to all the taxpayers and should be managed for the benefit of future generations. It was also agreed that there should be a separate Housing Fund.

Clause No. 3 Continued.

At present many of these properties that we hold are held without the guidelines of any overall policy. I therefore feel that it is necessary to set up an appropriate structure to manage the Endowment Fund under guidelines approved by Council.

I would therefore like to propose the following:

1. Objectives

The objectives of the Property Endowment Fund are:

- a) To maintain or increase the City's ownership of strategic land in the City of Vancouver;
- b) To support the City's planning and development objectives;
- c) To produce a reasonable return on the City's investment in properties consistent with the City's planning and development objectives.

2. Revenue Policy

- a) All interest on short-term investment should be left in the Fund;
- b) An amount equal to the present net rents being received by the City should be included in the revenue budget. The Fund should work toward a policy of retaining 50% of that rent in the Fund and allocating 50% of net rents to the revenue budget;
- c) All lump sum lease prepayments to stay in the Fund.

3. Structure

A five-person Board should be created to manage the Fund - reporting regularly to Council. The Board should be made up of the Mayor, two other Members of Council, (Chairman of Finance & Planning Committees), the City Manager and the Director of Finance.

A senior staff member should be appointed Manager of the Property Endowment Fund and be responsible for all purchases, sales, redevelopment plans, etc. The Manager should sit in with the Board at all meetings. Other departments would naturally be called upon to provide advice to the Board in guiding future decisions."

The Committee agreed that priorities and guidelines should be established to control and safeguard the Fund. It was felt that the Board should appoint a manager of the Property Endowment Fund from amongst the five person board and that the Board should report to Council through the Finance Committee.

Following further discussion it was ,
RECOMMENDED

- a) THAT all interest on short-term investment should be left in the Fund from January 1, 1975;

Cont'd.

Clause No. 3 Continued.

- b) THAT an amount equal to the present net rents being received by the City should be included in the revenue budget. The Fund should work toward a policy of retaining 50% of that rent in the Fund and allocating 50% of net rents to the revenue budget;
- c) THAT all lump sum lease prepayments to stay in the Fund.

4. 1975 Supplementary Capital Programme.

The Committee had for consideration a Manager's Report dated May 2, 1975 (copy circulated).

The Committee centered discussion on the Park Board submission outlined in a letter from the Park Board dated April 8, 1975 attached to the Manager's Report. It was noted that there is an over expenditure on capital projects of \$25,250 for renovations to Kerrisdale Arena and \$44,000 that the School Board has advised is the Park Board's share of rising costs for installation of a replacement play field at the West End Community Centre. Funds to cover these two expenditures will have to be allocated this year. Further details on these two items are outlined in the Park Board letter.

Following further discussion it was,

RECOMMENDED

- a) THAT further consideration of the Park Board submission be deferred until funds available in this fiscal year are determined;
- b) THAT \$4,452,420 be allocated for projects detailed under Section A and that \$878,030 be allocated for projects under Section B of the Manager's Report for a total 1975 Supplementary Capital Programme of \$5,330,450 which allocates all available funds, subject to consideration of the following item:
- c) THAT \$1,566,667 presently appropriated from revenue surplus for temporary financing for the acquisition of the Orpheum be considered as permanent financing.

CONSIDERATION

5. B. C. and Yukon Chamber of Mines.

The Committee had for consideration a letter dated May 2, 1975 from the B.C. and Yukon Chamber of Mines requesting a grant of \$6,000 for 1975 to assist the Chamber in providing public services (copy circulated). Chamber services to the public include: job placement assistance, public mining library and mineral display, prospecting and mining school geology hikes at Camp Capilano, etc.

Mr. R. F. Sheldon, President, and Mr. F. G. Higgs, Manager of the Chamber advised that the Chamber had received grants from the City of Vancouver for 30 years. The last grant received by the Chamber in the amount of \$3,000 was in 1970. The City discontinued these grants because of rising costs to the tax payers.

Cont'd.

Standing Committee of Council
on Finance and Administration
May 29, 1975

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Clause No. 5 Continued.

The Committee felt that the Chamber performs many worthwhile public services and some of these services have a particular relationship to the City of Vancouver.

The following motion was put and resulted in a tie vote and is therefor submitted to Council for CONSIDERATION:

"THAT the City Council approve a grant of \$2000 to to the B.C. and Yukon Chamber of Mines to assist with the provision of public services."

INFORMATION.

6. B.C. Registered Music Teachers' Association.

The Committee had for consideration a letter dated May 21, 1975 from the B.C. Registered Music Teachers' Association requesting a grant to the Association to enable teachers to award scholarships to deserving students.

Following discussion it was,

RESOLVED

THAT the letter be received and the Association be advised that the Committee does not feel it can consider recommending approval of a grant, however, if the Association should wish to pursue this matter, it should do so at the Council level.

The Meeting adjourned at approximately 3.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 285-6

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

V

May 29, 1975

A meeting of the Standing Committee of Council on Community Services was held in the Council Chamber, third floor, City Hall on Thursday, May 29, 1975 at approximately 3:30 p.m.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE
CLERK: H. Dickson

RECOMMENDATIONS

1. Neighbourhood Pub Application -
3681 West 4th Avenue

Vancouver City Council on March 18, 1975 approved the following recommendations of the Community Services Committee:

- "I. THAT the application of Mr. John Keith-King and Mr. S. P. Grauer for a neighbourhood pub at 3681 West 4th Avenue be approved in principle subject to:
- (a) The City conducting a referendum of the residents and merchants in a four-block radius surrounding 3681 West 4th Avenue, the cost of such referendum to be borne by the applicants;
 - (b) That adequate lighting be established in the parking area;
 - (c) That the applicant comply with all applicable City legislation;
 - (d) That there be no relaxation of Council's guidelines on neighbourhood pubs, particularly that the maximum capacity both seated and standing, be 100 persons and that parking be provided in the ratio of one parking spot for each 200 square feet of public area in the pub.
- II. THAT copies of Council's guidelines on neighbourhood pubs be circulated to the Director of Permits and Licenses and the Director of Planning with the instruction that all members of staff, including those in satellite offices, be advised of these guidelines."

Recommendation (b) (above) will be a condition for the issuance of the required development permit.

The Committee had before it for consideration a report from the City Clerk dated May 23, 1975 on the results of the petition plebiscite conducted in a four-block walking distance of the proposed pub location.

The report stated:

"As in previous plebiscites a separate Voter's List of all residents was compiled and ballots mailed to 1902 persons on the list. The usual information sheet giving details of the pub operation was also distributed.

The following is the result of this petition plebiscite :

YES	934	(67.4%)
NO	451	(32.6%)
REJECTED	18	
TOTAL :		<u>1403</u> (73.76%)

The plebiscite, therefore, carried as it received more than 60% majority in favour, as laid down by Council resolution of February 25, 1975.

As in previous plebiscites of this kind, each voter was invited to record his or her name and address with their ballot, and, as a result a map has been prepared to interpret the vote within the four-block walking distance area. This map is available to the Committee in this office. Any person, however, who did not wish to be identified was given the opportunity of voting without stating their names etc. The number of persons in this category is 13.

The cost of the plebiscite, which is to be borne by the applicant, is not known at this time."

Following discussion it was

RECOMMENDED

THAT Council approve the application of Mr. J. Keith-King and Mr. S. P. Grauer to operate a neighbourhood pub at 3681 West 4th Avenue subject to the applicant complying with all applicable City legislation.

2. Lodging House at Diamond Head

The Committee had before it for consideration a letter dated May 22, 1975 (circulated) from Mrs. Gisella Behm seeking support from the City in her efforts to have the existing lodging house at Diamond Head reopened.

Mrs. Behm suggested the City write to the Provincial Minister of Recreation and Conservation urging that the lodge be reopened.

Following discussion it was

RECOMMENDED

THAT Council endorse in principle the concept of reopening the lodging house at Diamond Head and that a letter to this effect be sent to the Provincial Minister of Recreation and Conservation.

3. Youth Problems and Programs in the City

Vancouver City Council at its meeting of April 8, 1975 passed the following motion:

"THAT the Social Planning Department be instructed to organize a meeting of the Standing Committee of Council on Community Services with the School Board, Park Board, Police Department and youth agencies on youth problems and the funding of youth programs throughout the City."

Standing Committee of Council 3
on Community Services
May 29, 1975

Clause #3 continued:

Also on April 8, 1975 City Council, when considering recommendations from the Community Services Committee pertaining to a grant to the Cedar Cottage-Kensington Youth Employment Program, passed the following motion:

- "6. THAT the School Board be asked to reply to the Community Services Committee on the feasibility of:
- (a) developing a central information system to provide an accurate and complete account of the number of non-attenders and drop-outs from City schools.
 - (b) authorizing, in conjunction with the City and the Vancouver Resources Board, a study of non-attenders and drop-outs from City schools, by an independent organization, in order to determine the expressed causes of withdrawal."

The Committee had before it for consideration a memo dated April 29, 1975 (circulated) from Alderman Darlene Marzari, Vice-Chairman of the Committee, to Alderman Harry Rankin, Chairman.

Also before the Committee for consideration was a letter dated May 20, 1975 (circulated) from the Head of Evaluation and Research of the Vancouver School Board. This letter was in response to Council's approval on April 8, 1975 of the recommendation of the Committee regarding drop-outs from City schools.

The following persons were present and participated in the Committee's deliberations on youth problems and programs: Ms. Chris Swanson, Vancouver Municipal Police Board; Mr. Bob Burrows, B.C. Police Commission; Ms. Betty-Anne Fenwick, Vancouver Public Library Board; Commissioner May Brown, Chairman of the Park Board; Mr. Roger Smith, Vancouver School Board; School Trustee Katharine Mirhady; Mr. David Arnold, Vancouver Resources Board - Youth Programmes; Mr. Brian Collins, Vancouver Resources Board - Community Grants; Ms. Anne Hildebrandt, Vancouver Family Court; Mrs. Gisella Behm, Vancouver Kindegarten Teacher; Mr. Greg Basham, Police and Community Services Project; Supt. T. Herdman, Vancouver Police Department; Ms. Renata Shearer, Social Planning Department; Mr. Doug Purdy, Social Planning Department; Cpl M. Windle, Vancouver Police Department; Mr. Jim Karpoff, Vancouver Resources Board; Commissioner Andy Livingstone, Park Board; Mr. Pat O'Rourke, Cedar Cottage-Kensington Youth Services; Constable Tony Mears, City Centre Youth Resources, and Mr. Doug McConney, United Community Services.

Alderman Harry Rankin, Chairman of the Committee, explained that at present there is no group or organization to co-ordinate the numerous programs designed for the City's young people. Without such co-ordination there results a duplication and overlapping of programs.

It was explained that the Committee, as a first step toward improving youth services, would like to see an inventory compiled of all youth programs in the City. Those present at today's meeting were asked to designate a person from each of their organizations to assist in the preparation of this inventory over the next six weeks.

There was general agreement among those present that such an inventory would be valuable but may be difficult to compile.

It was pointed out there are programs aimed at all young persons and there are programs designed to meet special needs of the City's youth. There are also preventative programs and treatment programs.

There was also general agreement that the Secretary of State Department of the Federal Government should be included in the preparation of the inventory so that it could be determined what type of youth

Standing Committee of Council 4
on Community Services
May 29, 1975

Clause #3 continued:

programs the Federal Government will be involved in. Special programming offered by Canada Manpower should also be included in the inventory. Organizations usually don't know what programs are planned by other agencies, thus duplication of efforts can result.

It was noted the Attorney-General's Department is becoming involved in youth services programs through local Police Departments.

It was suggested the inventory of programs should include the costs of the program and each program should be assessed by the City Social Planning Department.

The Chairman of the Committee summarized the following main points regarding the inventory which were brought out during the discussion:

- there should be an inventory compiled and an evaluation done on the programs by the Social Planning Department and each organization should name a staff person to compile his organization's programs;
- programs should be clearly identified;
- are the programs acceptable or of use to the persons they are designed for?
- there are two types of programs - special and general;
- the inventory should include Federal programs and funding;
- Canada Manpower should be contacted and it should be ascertained what Manpower programs are being offered for youth;
- information on all programs should be made readily available;
- what sums of money are being spent by which organizations for what kinds of youth programs;
- Social Planning should attempt to report back to the Committee with the inventory and evaluation in six weeks;

It was suggested that the preparation of such an inventory should be approved by City Council, and following discussion it was

RECOMMENDED

THAT the City Social Planning Department co-ordinate the preparation of an inventory of all existing youth services in the City, the nature of such youth services, their costs, the number of staff involved in each program and the source and amount of funding of each program;

FURTHER THAT the Social Planning Department prepare a general review of these programs.

The meeting adjourned at approximately 4:55 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 286

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING & DEVELOPMENT

MAY 29, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, May 29, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:40 P.M.

PRESENT: Alderman Bowers, Chairman
Mayor Phillips
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. Downtown Transportation Plan

The Committee considered a report of the City Manager dated May 22nd, 1975, wherein the City Engineer outlines various alternatives for handling bypass traffic and other alternatives for reducing congestion in the downtown and reports on pedestrian amenity and traffic streets in the downtown.

The City Engineer summarizes the report as follows:

" The basic thrust of the street plans discussed in the following report is to achieve specific traffic de-emphasis, and downgrading of streets that have well defined and recognized pedestrian character. These areas are Gastown, Chinatown (including the Carrall Street link), Robson shopping area and Hastings Street through the neck area. Only limited pedestrianization of the core has been proposed in the schemes, but the re-development concept for the street system has attempted to provide a good 'core perimeter' system to induce traffic to avoid core streets as much as possible and to provide a route for bypass traffic in an attempt to have that traffic avoid the main part of downtown.

For the core streets in particular, it is suggested that additional improved pedestrian environment and amenity be provided on private property as redevelopment takes place. These improvements would take the form of widened sidewalks, plazas, etc. and a very pedestrian-oriented land use in ground floor facilities."

Mr. W. H. Curtis, City Engineer, with the aid of diagrams (copy circulated) presented a report reference to the Committee on the three traffic bypass schemes. The general principle for bypassing is to remove the trips through the Downtown Core that are destined outside the Core. In the A.M. peak hour, 40% of the traffic entering the downtown peninsula from the North Shore has an off-peninsula destination as does 50% of the traffic originating in the West End.

Continued on Page 2. . .

Clause No. 1 continued

Elements common to the three schemes, as contained in the report, are as follows:

Cordova Extension

The extension of Cordova to Thurlow and beyond to Bute has been 'on the books' for many years. It provides several major traffic advantages, particularly since the closure of Robson for the Provincial Buildings. This extension provides some east-west capacity which will allow a general shift north of west-bound volumes to ease the existing westbound congestion. As a perimeter route, it provides good capacity for a limited amount of street space. It provides a good exit route from the Gastown area, which permits traffic to bypass the congested core. If the Waterfront Road is tied into Cordova at Richards, the extension takes on an enhanced bypass character, as well as becoming a more significant distributor. Traffic from the Hastings/Powell area will be able to move, with minimum conflict with downtown activities, to destinations on the western side of the core. This extension will also provide a very desirable route for transit vehicles and other traffic approaching the new Provincial terminal. This facility should be developed to provide four lanes.

North Bypass

This roadway provides the ability to downgrade Hastings Street and reduce the present A.M. peak hour function of Water Street. Preliminary checks on a possible geometric design of this roadway indicate it can be achieved, although there will, of course, be conflict with existing railway uses.

Water Street and Hastings Street, at this time, carry about 30,000 vehicles per day. To replace these volumes, a four lane facility is required, at 42 ft. width. In view of the increasing bus and pedestrian volumes on Hastings, loss of capacity for vehicle traffic will become increasingly significant, and this facility will be required before any environment improvements, can be achieved.

The Waterfront Road would bypass the congested neck area, allowing trips destined beyond it future access at least approaching that provided now. The Committee and Council have already approved this roadway in principle, but no steps have yet been taken at the staff level to resolve the conflicts between this roadway plan and the concerns of Marathon, the National Harbours Board, and the Waterfront plan. It would be appropriate for the Committee to instruct the City Engineer, in consultation with other Departments and Boards, to develop a roadway alignment which best meets conflicting objectives in this area.

Chinatown Pedestrian Area and Columbia/Quebec Connections

The present street layout in the Chinatown area makes fairly intensive use of Pender Street and the Pender-Keefer Diversion essential. It would be desirable to reduce the intensity of vehicle use in this area to enhance it. This can only be done if the Columbia/Quebec connector is tied into the intersection of Abbott and Pender, and into Taylor Street and on to Smithe. Providing the opportunity for traffic to split in this manner will help reduce the number and length of car trips through the downtown, as well as nearly eliminating it in Chinatown and permitting major changes in the function of Pender Street.

The Province has included these connections in its Lake scheme and has proposed to provide the land and construction costs if it goes ahead. In this event, the only concerns will be the widths and precise locations of the streets. However, it should be possible to develop this roadway even if the Lake proposal does not go ahead. Some redevelopment is being planned for that area, and road access will of course be required.

Further to Council's resolution approving such a roadway in principle, the Engineering Department should be instructed to begin discussions with B.C. Hydro with a view to establishing the roadway corridor if the Lake proposal does not proceed.

Clause No. 1 continued

Extension of Melville

The extension of Melville by two blocks to connect into Pender Street should ease congestion in its immediate area. This development would also allow Thurlow to revert to one-way operation and improve access to the developing office area.

Develop Alberni to Replace Robson West of Bute

At present, Robson west of Bute serves both a 'North Shore' function and a West End/local access function. The North Shore function will have to continue on some basis. It would be practical to develop Alberni as a four-lane street to take over this function. Alberni does not have the same type of development as Robson and is better suited to more intensive use by traffic. Robson would function almost exclusively for West End traffic, at a substantially reduced volume. Reduced traffic volumes will improve operating conditions for transit on Robson serving the West End.

The report describes the three schemes as follows:

SCHEME 1 - Figure 3 - Minimum cost
- Minimum pedestrianization

In this scheme, Robson and Smithe are left as a partial couplet, and Nelson is given more priority, while remaining a four-lane two-way street, to serve the needs of Marathon's False Creek development and the West End. Traffic inbound on the Cambie Bridge will have to divert north and south from Robson if they wish to reach a destination west of Howe.

Traffic which now uses Robson to go west out of the downtown will either use Nelson (if they are headed for the West End), or Georgia and Dunsmuir. (These streets should be relieved slightly by the Cordova and Melville extensions). The retention of Smithe Eastbound retains a significant 'bypassing' capability for traffic from the developing office area west of Burrard and from the North Shore. The increased use of Alberni will permit downgrading of Robson from Denman to the Bute area. The downgrading of Hastings hinges, of course, on the availability of the waterfront road.

This proposal does not recoup the capacity lost on Robson, of about 19,000 vehicles per day. This volume is only serviced by forcing vehicles north, through the downtown, contrary to the objective of fewer cars downtown. There will also most certainly be some extra use of Nelson for through trips. We did consider a two-way Smithe Street four lanes wide as an alternative to this scheme, and found it had lower capacity for vehicles and less flexibility for turns, as well as requiring either widening and two-way treatment on Thurlow, or penetration of the West End by through vehicles on Haro. Accordingly, we prefer the scheme shown to a two-way four-lane Smithe alternative, although we do not recommend either scheme because of limited capacity and the inability to meet most of the objectives in the central and western parts of downtown.

Continued on Page 4. . .

Clause No. 1 continued

SCHEME 2 - Figure 4 - Smithe/Nelson Couplet

- Low cost
- Better Pedestrianization

Scheme 2 retains the same basic layout as scheme 1, but uses a Smithe/Nelson couplet from Thurlow to Cambie to maintain good capacity around the south side of the City. In order to avoid traffic penetrating into the West End, the Smithe flow has not been extended west to Bute to set up a Bute-Thurlow couplet, although this would be desirable from a traffic viewpoint. This movement would also increase the 'traffic' barrier between the West End and the developing Robson shopping area. However, the lack of a complementary street to Thurlow will increase northbound volumes on Burrard, and substantially downgrade the level of service provided to northbound trips.

The east end of the Smithe/Nelson couplet does present some disadvantages for the Marathon development, although this proposal is consistent with the agreement with Marathon and Council resolutions on this subject. Connections to the Marathon development and the proposed road from the Columbia/Quebec will require careful design to provide for the various traffic flows involved, with minimum impact on the development, while retaining good pedestrian routings.

The primary conflict with Marathon has been resolved by using Smithe east of Cambie as a two-way street and connecting Smithe to Nelson west of Marathon property. Property acquisition will probably be required to provide a good connection and sufficient width on Smithe.

A widened six-lane two-way Smithe throughout was considered, and would provide roughly equivalent capacity. Nelson could retain its two-way character and serve as a local route to Marathon and the West End. However, flexibility for turn movements and circulation would be poor, and the cost of property acquisition would be excessive.

If the Committee wishes scheme 2 to be pursued, the City Engineer should be instructed to consult with Marathon about the connections on Marathon property, and also to establish the most appropriate route for an easterly connection between Nelson and Smithe.

SCHEME 3 - Figure 5 - Moderate cost

- Maximum pedestrianization
- West End conflict resolved

Scheme 3 extends scheme 2 to improve both the traffic situation and the environmental situation in the area from Nelson to Robson, Bute to Thurlow. The present situation and schemes 1 and 2 do not reduce the barrier created by traffic flows between the West End and the Robson entrance to downtown. This scheme extends the Smithe/Nelson couplet into the West End to connect with a Bute/Thurlow couplet. However, to resolve the conflict with the West End, this connection could be made using short tunnel sections, with special provision to hide the entrances and exits. Replanned construction in Nelson Park can be used to cover that entrance, and buildings over the exits and entrance should be possible, at least at some locations. The purpose of this scheme is to provide an environmentally pleasing connection between the West End and Downtown via the Robson Shopping area, while providing a good traffic system. It, in effect, bypasses the core in couplet and the Robson and West End in tunnel. We have attempted to minimize use of any non-City property, and this does create some geometric problems which will affect the capacity of the tunnels. The 'ring' is reasonably good from the waterfront right around to Chinatown, leaving a gap only across the neck. Considerable base hour bypass traffic could be accommodated on this system, maximizing the reduction of traffic in the core and also permitting maximum pedestrianization.

The estimated cost of such a system is in the order of \$5-9,000,000 for tunnels, plus other costs as in scheme 2. If the Committee wishes to pursue such a scheme, the City Engineer should be instructed to discuss with Park Board staff the means of incorporating the tunnel under Nelson park, and begin detailed engineering studies into the alignment and construction of the tunnels.

Clause No. 1 continued

For a much larger expenditure in the order of \$30 to \$50 million, we could extend this scheme to achieve a more efficient southerly bypass route, for both North Shore oriented bypass traffic, for traffic entering downtown from the east side destined to the west side of the core, as well as traffic from the south destined to the northwest corner of the business district.

Other components of such a scheme would be the same as described in the previous schemes. However, because of the complexity and magnitude of such a proposal and the time limitations, it has not been possible to adequately analyze its operational components, and any scheme proposed would be only conceptual in nature.

A more extensive bypass scheme could, in the long term, if developed sufficiently, provide a most positive means of dealing with bypass traffic and of limiting traffic in the core area, thus leading to a substantial reduction in vehicular volumes on core streets. Such a program, combined with the adequate transportation capacity provided by the L.R.T. system, could then allow more pavement reductions in the core area (subject to alternative provisions of sufficient short term parking to meet the needs in the various areas of the core).

The cost of such a program, however, seems likely to preclude it. Further analysis of it is not planned unless the Committee directs otherwise.

Mr. A. Malczewska of the Downtown Study Team advised that, as stated in the report, the Planning Department had not reviewed the proposals in detail but there seemed to be only minor differences between the Engineer's proposals and those put forward by the Downtown Study Team.

In answer to a question, the City Engineer advised that if it was found desirable to have no traffic on Robson between Hornby and Howe, alternative routes, i.e. Nelson Street, could be utilized.

With the exception of the Waterfront Road (North Bypass), the Committee were in agreement with the elements common to each scheme, i.e.

- Cordova Extension
- completion of Columbia-Quebec connector to 2nd Avenue and to Abbott and Smithe Streets
- extension of Melville Street to connect into Pender Street
- development of Alberni Street to replace Robson west of Bute

They also favoured utilizing a Smithe-Nelson Couplet from Thurlow to Cambie Street (Schemes 2 and 3).

The Committee

RECOMMENDED

- A. THAT the City Engineer and the Director of Planning review the variations of Schemes 2 and 3 with particular reference to the desirability of having a North Bypass (Waterfront Road) and report back to the Committee in three weeks.

Continued on Page 6. . .

Clause No. 1 continued

- B. THAT since Council has approved the North Bypass (Waterfront Road) in principle, the City Engineer be instructed to meet with the agencies involved to determine the road alignment which best meets conflicting objectives in this area.

- C. THAT City Officials meet with officials of B.C. Hydro and C.P. Rail to develop an alternative right-of-way for the connection between the Columbia/Quebec and Abbott and Smithe Streets, in the event that the Provincial Government's Lake proposal for the east end of False Creek does not proceed.

- D. THAT the City Engineer be instructed to review for report to Council the needs for short term parking in the downtown, with a view to the City initiating construction of DPC facilities specifically for this purpose.

- E. THAT the City Engineer be instructed to make further contacts with the Bureau of Transit to accelerate the provision of both a perimeter rail circulation system and a bus circulation route in the downtown.

2. Local Area Planning

The Committee considered a report of the City Manager dated 21st May 1975, wherein the Director of Planning advises of the status of on-going local area planning programmes and makes recommendations concerning continuation into 1975. The report recommends establishing a local area planning programme in Grandview-Woodland with the Planner II from the Kitsilano area planning programme being re-assigned to the Grandview-Woodland programme. This would present problems in Kitsilano and the report suggests

- a) Have the senior area planner closely committed to the Kitsilano program until its completion.

- b) Designate an "in-house" Planner I to work full time on the Kitsilano area program.

- c) Recognize the Kitsilano Planning Assistant III as having more responsibilities in managing the local site office and dealing with the NIP and planning issues. The Director of Personnel Services will be requested to review the classification for this position.

The Committee

RECOMMENDED

- A. THAT a local area planning programme for Grandview-Woodland be established; the Planner II position from the Kitsilano area planning programme being re-assigned to the Grandview-Woodland programme.

Clause No. 2 continued

- B. THAT the Grandview-Woodland planner be instructed to report back to the Standing Committee on Planning & Development on appropriate terms of reference for a Grandview-Woodland Planning Committee.
- C. THAT the procedures suggested in the report of the City Manager dated 21st May 1975 for completion of the Kitsilano local area planning programme be endorsed.

3. Fairview Planning Committee

The Chairman advised that he had received the following memo from Mr. D. Cornejo, Fairview Area Planner:

" The Terms of Reference for the Fairview Planning Committee state that you have the authority to appoint an Alderman to act as a liaison between the Fairview Planning Committee and City Council.

The Fairview Planning Committee has discussed this and feel that a liaison Alderman would be very helpful to their work. They have asked Alderman Marzari to be the liaison. Alderman Marzari has accepted, pending ratification by your Committee.

Could you bring this matter to the attention of your Committee at its next appropriate meeting?"

The Committee RECOMMENDED

THAT Alderman D. Marzari be appointed to act as Council's liaison on the Fairview Planning Committee.

4. Public Open Space - City-owned Land Area 6, False Creek

The Committee considered a report of the City Manager dated 21st May 1975, wherein the Project Manager, False Creek, describes the public open space design programme and makes the following recommendations:

RECOMMENDATION NO.1

It is RECOMMENDED that:

- the Conceptual Plan No.2, dated May 21st, 1975 attached to this report, be approved as a guide for on-going design and construction;
- the names for the principal squares and lanes, as shown on the Conceptual Plan, be approved;
- the question of additional names be referred to Council's Special Committee on Street Names for report back to Council.

Clause No. 4 continued

RECOMMENDATION NO.2

It is RECOMMENDED that:

- the Zoning Plan No. 3, dated May 21st, 1975, attached to this report, consisting of the following three zones, be approved:
 - Zone 1 - low in elevation, open, most accessible, active, durable, with grass and clover planting;
 - Zone 3 - the least accessible, the natural system vulnerable to damage, densely planted and of highest elevation;
 - Zone 2 - the intermediary, providing transition from Zones 1 to 3.

RECOMMENDATION No.3

It is RECOMMENDED that:

- the attached Grading Plan No.4, dated May 21st, 1975, be approved, the actual grading not to vary significantly from the plan.

RECOMMENDATION No.4

It is RECOMMENDED that:

- the Access Pathways and Emergency Vehicle Plan No.5, dated May 21st, 1975, attached to this report, be adopted, it being recognized that:
 - (a) the access routes for service and emergency vehicles to be located as shown, and reinforced for the heavy vehicles;
 - (b) the major paths to be located as shown, and hard-surfaced, modular paving;
 - (c) the minor paths to be temporary, be soft-surfaced with flexible natural materials, and be relocated over time as habits become formed. Minor paths to eventually be hard-surfaced only when location is confirmed, as need and usage demands

RECOMMENDATION NO.5

It is RECOMMENDED that the following Design Guidelines be approved as a guide for the on-going design and construction:

Recommendation No. 5(a): Planting

- Planting to be exclusively species native to B.C.;
- Zone 1 to be ground cover only;
- Zone 2 to be a canopy of coniferous and deciduous trees and ground cover;
- Zone 3 to be a dense massing of ground cover, understory and canopy planting;
- special treatment will need to be given to:
 - the Fernery;
 - 6th Avenue berms;
 - the water's edge;
 - the promontary.

Clause No. 4 continuedRecommendation No.5(b): Lighting

- Zone 1 - lights on the seawall, pedestrian streets, major paths to be mounted on light poles, but limited in height;
 - lights in the public open spaces preferably be at ground level.
- Zone 2 - lights in the public open spaces and minor paths to be mounted low;
- Zone 3 - ground lighting only;
- All lighting to be incandescent or of an equal spectral range. Ground illumination to be of low intensity consistent with safety.

Recommendation No.5(c): Furniture

- Zone 1 - the seven entry points to the park, the seawall walk, and the Laurel-6th Avenue Bridge should provide most of the signs and waste receptacles as well as a large percentage of the seating requirements;
- Zones 2 and 3 - minimal furniture required;
- Seating should be in groupings as places and alcoves interrupting the paths, rather than in rows along the paths;
- All furniture should be built with natural materials with their natural finish maintained.

Recommendation No.5(d): Views

- Long open views to a landmark such as a major natural feature to be preserved from points along the seawall, the major paths and from the open bowls in Zone 1;
- Intermediate views to surrounding activities such as the City and marina activities to be preserved from the enclosed bowls and be minor pathways;
- short enclosed views to the immediate surroundings such as areas within the park be preserved in Zone 3.
- Motorist's viewpoints to be created west of Laurel Street.

Recommendation No.5(e): Activities

- organized competitive sports and intensive active uses to be restricted to the playfields and tennis courts;
- informal sports, spontaneous active recreation to occur in Zones 1 and 2;
- Passive, relaxed, quiet activities to occur in Zone 3.

Recommendation No.5(f): Maintenance

- Zone 1 - regular maintenance for sports activity and intensive use; mowed approximately 2"-4" throughout the summer;
- Zone 2 - seasonally maintained for fire hazard; mowed occasionally to maintain approximately 6"-12";
- Zone 3 - native ground covers and natural materials; left unmowed.

Clause No. 4 continued

Recommendation No.5(g): Capacity

- Zone 1 - larger gatherings;
- Zone 2 - small groups;
- Zone 3 - strolling viewing, etc.

Recommendation No.5(h): Waterfront

- Waterfront adjacent to Heather Marina and Heather Bay, Spruce Neighbourhood, and School Lawn area at the foot of Oak Street:
 - Activities and character should complement the pedestrian streets and squares intensive use ... hard surface ... places for ferry docks, wooden decking, boat shows, handrails, wharfs, boat rentals, view platforms.
- Waterfront between the School Lawn Area and the Heather Bay:
 - Activities and character should complement the natural qualities of the central open space ... varied textures ... pedestrian and bicycle use only ... a calm, passive area ... a place to relax and explore ... large boulders, rock, marine life, changing tides.

RECOMMENDATION No.6

It is RECOMMENDED that the following activities for the various areas around False Creek be received as a guide for on-going planning.

Area 1

Located on the north shore between the Burrard and Granville Bridges, Area 1 could become the gateway to False Creek and the Downtown core. Major pedestrian links from Area 1 should penetrate the downtown area to Stanley Park, and encircle the Creek. The Area 1 waterfront could become an intersection of many paths, an active, bustling nodal point.

Area 2

Between Granville and Cambie on the north side, Area 2 could become a mixture of urban squares and connecting small linear parks, dominated by dense urban activity. The spirit of the development should be active and "market-like" with emphasis on commercial and entertainment facilities. A continuous waterfront walk should lead to some soft areas encouraging people to linger and relax by the water.

Area 3:

The open space in this area will be influenced by the future of surrounding functions, such as Chinatown, and decisions by the multiple ownerships. The development of this will likely be long term and difficult to assess at this time.

Clause No. 4 continued

Areas 4 and 5

These areas may remain industrial for some time adding to the diversity of land use, and marine traffic in the Creek. Access to the Creek should be made available at existing street ends and along the entire water's edge. Nodes of activity could occur where land and water access intersect the waterfront walk.

Area 9

Granville Island could become an attractive mixture of commercial pedestrian streets and small urban parks using renovated buildings wherever possible. Soft, more passive areas should be developed on the east and west extremities of the Island, away from the effect of the bridge. The Island image should be emphasized by restricted land access and encouraged water access. Area 9 could become a special urban place, not a park in any conventional sense.

Area 10

The open space here, between the Granville and Burrard Bridges, will likely be hard-surfaced and urban in character. The activities and spirit of the area could focus on the marine activity. An important pedestrian and view connection should be established from Areas 6 and 9 through Area 10 to Vanier Park.

Vanier Park

This area is expected to become a centre for cultural facilities and a dramatic setting for large "open-air" programmes. Two museums, the planetarium, the archives, and the possible music school being to develop its special character. Open sports fields could be developed as a complimentary feature of this park.

RECOMMENDATION No.7

It is RECOMMENDED that the following procedure for design development and administration of the public spaces be approved.

(a) Central Open Space

The detail design, construction and administration of the central open space, be the responsibility of the Parks Board in accordance with the approved concept and guidelines and within the approved budget;

(b) Pedestrian Street Surfaces, Pathways, Plazas

The conceptual design of the pedestrian street surfaces, pathways and plazas within the residential clusters, all of which will be dedicated as streets but regarded as public spaces, be undertaken by Thompson, Berwick, Pratt, in consultation with the Park Board, the City Engineering Department and the Development Group. The construction will be the responsibility of the Engineering Department and the maintenance will be the responsibility of the Park Board with appropriate sub-contracts and cost sharing, arranged between the Park Board and the Engineering Department. (The vehicular streets will be designed, built and maintained by the Engineering Department.

Clause No. 4 continued(c) Sixth Avenue Land Bridges

The conceptual design of the land bridge over 6th Avenue at Laurel and for the City-owned land south to 7th Avenue, totalling 1.4 acres, and at Spruce Street, be undertaken by the Development Group in consultation with the Parks Board, the Engineering and Planning Departments, for approval by Council, in accordance with guidelines and budget approved by Council. The responsibility for the construction of the land bridge will be decided after the design concept is approved.

(d) School/Community Facilities

The design and construction and administration of the school/community facilities including the playfield be the responsibility of the School Board and the Parks Board.

(e) Overall Public Space

Thompson, Berwick, Pratt, the Co-ordinating Architects for Phase 1, Area 6, be appointed Co-ordinating Architects for all the Public Spaces, to ensure that the design concept and guidelines are met, responsible to the Development Group.

RECOMMENDATION No.8

It is RECOMMENDED that the allocation of the previously approved budget for development of the public spaces as illustrated on the attached Area Plan No.1, dated May 21st, 1975 be approved as follows:

(a) Central Public Open Space

Design and construction, including open space adjacent to residential neighbourhoods and surface parking (areas 1, 4 and 5):	1975	1,100,000
	1976	540,000
		<hr/>
	SUB-TOTAL	\$1,640,000

(b) Pedestrian Streets, Squares and Plazas

Design and construction of on-grade improvements (area 2):	1975	350,000
	1976	540,000
		<hr/>
	SUB-TOTAL \$	890,000

(c) Sixth Avenue Pedestrian Decks:

Design and construction including parking under, and including an allowance for surface landscaping: (57,000 - landscaping)	1975	NIL
(Areas 4 & 5 & Spruce St.)	1976	1,077,000
		<hr/>
	SUB-TOTAL	\$1,077,000

(d) School/Community Centre Playfields

Design and construction:	1975	-
(Area 3)	1976	13,000
		<hr/>
	SUB-TOTAL \$	13,000

(a) to (d) TOTAL:

\$3,620,000

Clause No. 4 continued

Mr. R. Rabnett, Thompson, Berwick, Pratt & Partners, described to the Committee the components of the Conceptual Plan for the public open space as contained in the Appendix to the City Manager's report (copy circulated).

The City Manager pointed out that extraordinary maintenance budgets will be required to maintain the streets and plazas if they are constructed as described in the Conceptual Plan.

The following memorandum from the Director of Finance was distributed at the meeting:

"In the City Manager's report to the Planning and Development Committee on the above noted subject, it is anticipated that \$3,620,000 will be expended on the open space in phase one of development of Area 6.

In the economics of phases one and two of the False Creek Development, it was anticipated that the total expenditures on open space (parks, plaza and 6th Avenue deck) would be \$4,220,000. Of that total, it was anticipated that \$1,220,000 of the cost would be supported by the development and that \$3,000,000 would be provided for from Parks capital funds.

The \$3,000,000 Parks capital is anticipated to be provided from the capital funds of the 1976-80 Capital Program, which will be put forth for plebiscite in October, 1975. If these funds are not passed in the plebiscite, the City will have to find an alternative form of financing for these expenditures.

In the interim, the financing needed to implement the recommendations in this report will be provided from the False Creek Interim Financing Reserve."

After discussion, the Committee RECOMMENDED

- A. THAT the Conceptual Plan No. 2 dated 21st May 1975, be approved in principle as a guide for on-going design and construction.

FURTHER, THAT the question of names for the principal squares and lanes and any additional street names be referred to Council's Special Committee on Street Naming for report back to Council.

- B. THAT the Project Manager's Recommendations Nos. 2, 3, 5 (a) to (h) and 6, contained in the report of the City Manager dated 21st May 1975, be referred to the Vancouver Parks Board.
- C. THAT the City Engineer work with the Vancouver Parks Board to determine an acceptable proposal for service and emergency vehicles.
- D. THAT Recommendation No. 7, (a) to (e) of the Project Manager be approved.
- E. THAT Recommendation No. 8 of the Project Manager be approved subject to the City Engineer and Project Manager re-assessing the amounts allocated for pedestrian streets, squares and plazas and for the 6th Avenue pedestrian deck to ensure they are adequate to carry out the construction.

The meeting adjourned at 5:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 296-7

DISTRIBUTED MONDAY

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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING & DEVELOPMENT

JUNE 12, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, June 12, 1975 in the No. 1 Committee Room, Third Floor, City Hall, at approximately 9:40 A.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

RECOMMENDATION

1. 1025 Thurlow Street (Block 22 - Nelson Park)

The Committee considered the following report of the City Manager dated June 3rd, 1975 wherein the Supervisor of Property & Insurance states:

"The subject property, 1025 Thurlow Street (Lot D of 20 and E.½ of 19, Block 22, D.L. 185), is a 1½-storey single family dwelling erected in 1900. It has been rented since its acquisition in April, 1955, as part of the West End School and Park site No. 7. The present rent is \$88.50 per month.

Notice has been received that the tenants will be vacating on or before June 30th, 1975, and it is estimated that it will require an expenditure of approximately \$1,200.00 to \$1,500.00 to prepare the building for a new occupancy. This amount includes the cost of replacing appliances and heating units owned by the present tenants.

In view of the existing uncertainty regarding the development of Blocks 22 and 23, it is requested that Council advise the Supervisor of Property and Insurance as to whether this building should be demolished when vacated or retained for rental purposes. It should be noted that, if retained, it will be necessary to give new tenants a minimum of four months notice and pay up to \$300.00 in moving expenses when the building is required for demolition."

The Committee

RECOMMENDED

THAT the Supervisor of Property & Insurance be authorized to proceed with demolition of the dwelling situated at 1025 Thurlow Street (Lot D of 20 and E.½ of 19, Block 22, District Lot 185).

Continued on Page 2. . .

2. Downtown Commercial and Residential Densities

A report of the City Manager dated June 11th, 1975 (copy circulated), in which the Director of Planning reports on Downtown commercial and residential densities, was distributed at the meeting.

On April 29th, the Committee deferred the section on Densities in the draft Official Development Plan for Downtown until after consideration of a report on the G.V.R.D. Livable Region Plan. They also requested the Director of Planning and Director of Social Planning to report back as to whether it is feasible to allow a floor space ratio in excess of 3.0 in particular circumstances.

Mr. John Winsor of the Downtown Study Team advised that most of the half block on the north side of Haro Street between Thurlow and Burrard is now proposed as part of the "E" District (i.e. the maximum density for any non-residential use shall be FSR 1.0 with an additional FSR 2.0 permitted for residential use) rather than the "G" District (i.e. the maximum density for any non-residential use shall be FSR 4.0; however, for every square foot of residential floor area, an additional square foot of non-residential floor area shall be permitted up to FSR 1.0 for residential use and FSR 1.0 for non-residential use). This would provide a better transition in density between the Downtown and the West End.

With respect to residential density, Mr. Winsor stated that discussions have been held with the Social Planning and Legal Departments and the School of Planning at U.B.C. The Director of Social Planning set out his view on an alternative system to limiting the amount of residential use in any one development to a total FSR of 3.0 (copy circulated).

The Committee felt that the City should continue to pursue methods other than density for controlling the rate of commercial and residential growth Downtown.

The Committee

RECOMMENDED

THAT the density proposals of the draft Downtown Official Development Plan dated April 1975 be approved subject to the amendment on Haro Street contained in the report of the City Manager dated June 11th, 1975.

3. Downtown Transportation Plan

The Committee considered a report of the City Manager dated June 10th, 1975 (copy circulated), wherein the City Engineer reports on the variations of Schemes 2 and 3 of the Downtown Transportation Plan and the desirability of the North Bypass (Waterfront Road) as requested by the Committee on May 29th.

Clause No. 3 continued

The report requests the Committee to confirm either

- a) that Hastings Street remain a traffic street
(no north bypass)

or

- b) that the north bypass is an essential element of
the downtown street plan to achieve a conversion
of Hastings to transit/pedestrian only.

In the opinion of the Committee, it would be totally unrealistic to pedestrianize Hastings Street and remove traffic.

Mr. Spaxman, Director of Planning, indicated that he would not concur with the City Engineer's report as the recommendations exhibit too much rush and too much certainty. He did not disagree with the direction the City Engineer was taking but disagreed with the certainty. He suggested that the alternatives be discussed by the City Engineer and himself with representatives of the Bureau of Transit, B.C. Hydro, Marathon Realty and C.P. Rail and the results reported back to the Committee. He felt the Committee should be concerned about accepting a major tunnel before the environmental impact has been looked at.

Mr. Curtis advised that funds for the following have been included in the 1976-1980 Five Year Plan:

Melville Extension	\$ 160,000
Development of Alberni Street	300,000
Bute-Nelson Tunnel	6,000,000

These funds are in addition to those already requested.

The City Engineer RECOMMENDED the following programme:

1. Adopt a modified Scheme 3 as the Downtown Street System Plan (figure 1) with north bypass for consideration.
2. Commence a staged implementation immediately as outlined in items 3 to 10 following.
3. South bypass: If the Provincial Lake proposal goes ahead there is provision in that project for construction of the required roadways.

If the Lake proposal does not go ahead approximately \$1 million will be required. Because it probably won't be known what is going to happen with the Lake proposal before the 5 Year Plan is finalized, the \$1 Million (if required) would have to be provided from supplementary capital. Implementation of the south bypass is related to the redevelopment in this area and is expected to occur over the next 5 years.

Clause No. 3 continued

4. Smithe-Nelson Couplet: Commence implementation of this couplet immediately.

Changes to Smithe would not involve physical works, but would involve change to signs, signals and pavement markings.

Physical changes to Nelson Street would be required as follows:

- (a) widening between Burrard and Thurlow; (the Committee should note that large trees will be removed and the cost estimates provides for replanting of 6 inch - 30 foot high trees)
- (b) a pavement overlay between Burrard and Homer;
- (c) construction of a standard pavement on Nelson Street between Homer and Mainland, and on Mainland between Nelson and Smithe.

The estimated cost of the required changes is \$190,000.00

Funds can be made available for this work from Account 0148/7900, which represents funds not to be spent on the Burrard/Arbutus connector which were going to be allocated to other arterial street improvements. The amount used on the Smithe/Nelson project could be replaced from 1976 supplementary capital budget.

Lead time required to do the work and make the necessary changes combined with the tourist season suggest that the actual opening of a Smithe-Nelson couplet should be scheduled for September 1975.

5. Implementation of the Smithe-Nelson couplet will require some transit route changes.

Necessary changes should be discussed with the Bureau of Transit and the results reported back to Council at a later date as appropriate.

6. Approve the Bute-Thurlow couplet including the Bute-Nelson tunnel;

- (a) funds for improvements to Bute Street are included in the proposed 1976-80 5-Year Plan;
- (b) commence further studies to provide a more accurate cost estimate for the Bute-Nelson tunnel (very preliminary estimate - in the order of \$6 Million) for inclusion in the 1976-80 5-Year Plan;
- (c) instruct officials to incorporate provision for the tunnel in the planning for the Nelson Park Development to avoid significant increase in costs.

7. Add funds to the proposed 1976-80 5-Year Plan for the Melville extension (\$160,000) (1975 Dollars) and Alberni Street development (\$300,000) (1975 Dollars).

8. Funds to be considered in the 1981-85 5-Year Plan for possible property acquisition related to alternative access arrangements at the east end of the Smithe-Nelson couplet for improved access to Cambie Bridge (\$1.5 Million).

9. Funds have been included in the proposed 1976-80 5-Year Plan for the Cordova extension from Granville to Burrard. The extension should extend to Thurlow and to Bute (westbound roadway only). However, it is suggested that funding for this be postponed until the 1981-85 5-Year Plan to allow time to see what developments will be happening on the Waterfront in order to better integrate any roads with such developments.

10. The 'best' development of Robson between Bute and the Courthouse would be achieved with the Bute-Thurlow couplet in operation, and therefore any Robson Beautification plans should be related to implementation of the Bute-Thurlow couplet (possible only with Bute-Nelson tunnel).

Clause No. 3 continued

The Committee

RECOMMENDED

- A. THAT Hastings Street remain a traffic street (no north bypass/Waterfront Road) and the modified Scheme 3, as shown in Figure 1 of the report of the City Manager dated June 10th, 1975 be adopted as the Downtown Street System plan.
- B. THAT the staged implementation programme outlined in Items 3 to 10 in the report of the City Manager dated June 10th, 1975 be commenced immediately.

FOR COUNCIL ACTION SEE PAGE(S) 287

DISTRIBUTED MONDAY



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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON HOUSING AND ENVIRONMENT

June 12, 1975

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, June 12, 1975, at 1:30 p.m. in the No. 2 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Cowie
Alderman Rankin

CLERK: R. Demofsky

INFORMATION:

1. Secondary Suites

Council on May 27, 1975, when considering a report of the Housing and Environment Committee dated May 8, 1975, dealing with the Housing Conversion Study, passed the following motion:

"THAT this clause be referred back to the Committee for further review and the matter again be considered by Council on June 17, 1975."

The Housing and Environment Committee on June 12, 1975, considered a City Manager's Report from the Planning Department dated June 3 1975, entitled 'Secondary Suites Plebiscite'. Following discussion a recommendation to approve recommendations of the City Manager on the above noted report was defeated with Aldermen Bird, Boyce, and Cowie voting against it. No further action was taken.

RECOMMENDATION:

2. Moratorium on Strata Title Conversions

Council on February 26, 1974, extended the moratorium on Strata Title Conversions for a further year beyond the expiry date of June 26, 1974, with the one exception that where at least 90% of the tenants in a rental accommodation request a conversion, it be considered.

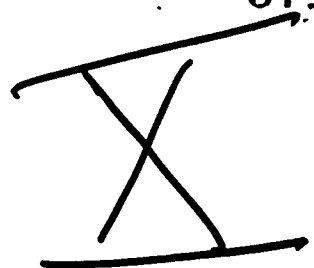
The Chairman suggested that in view of the existing shortage of rental accommodation in the City of Vancouver an extension of this moratorium would be desirable.

RECOMMENDED,

THAT the moratorium on Strata Title Conversions be extended for a further year beyond the expiry date of June 26, 1975, to June 26, 1976, with the one exception that where at least 90% of the tenants in a rental accommodation request a conversion, it be considered.

FOR COUNCIL ACTION SEE PAGE(S) 298

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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

June 12, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 12, 1975 at approximately 1.30 p.m.

PRESENT: Ald. Volrich, Chairman
Ald. Bowers, Kennedy

ABSENT: Ald. Marzari, Sweeney

CLERK: G. Barden

RECOMMENDATION & CONSIDERATION

1. Britannia Community Services Centre - Staff and Budgets.

The Committee had for consideration a Manager's Report dated June 5, 1975 outlining budget and staffing for the Britannia Community Services Centre for 1975, Park Board budget for the recreation function, and a budget for the Library Board operations in the centre. (Copies circulated).

It was reported that meetings had been held between members of the Britannia Community Services Centre, Social Planning Department, Finance Department, and the City Manager's office and all concurred with the Manager's Report. It was reported that the Board of Management for the Centre was disappointed in the level of recreational programmes being proposed in the budget and hoped to prove to the Committee and Council in the future that these programs are needed.

Following discussion it was,

RECOMMENDED

- (a) THAT the Britannia Community Services complex program be treated as a program element in the total category of "social programs" and that it include the income element, as well as the cost element. It should appear in the City's accounting records even though some of the accounting entries will be generated through the books of the Library Board, the Park Board and the Britannia Society;
- (b) THAT the Britannia Community Services complex budget be processed in the same way as budgets for City departments, with the same timing and review process applying;
- (c) THAT the Society develop a "Rate Policy" relative to the level of charges for their programs, for any necessary comments by City officials and then consideration by City Council;
- (d) THAT Council approve the 1975 budget as recommended by the Director of Social Planning and the Director of Finance and as shown on the detailed budget sheets in this report. This recommendation should follow Council consideration and review of the night security item in the budget;

Cont'd.

Clause No. 1 Continued.

- (e) THAT the positions approved in the budget be referred to the Director of Personnel Services for immediate classification;
- (f) THAT the necessary funds for the 1975 costs indicated in the budget detail be provided from the provision made in the City's budget previously approved by Council.
- (g) THAT \$6,500 for program expenditure (Item e. page 3) be reviewed by the Administrative Analyst, the Society, and the Director of Social Planning in April 1976;
- (h) THAT the Manager's Report dated June 5, 1975 be approved.

The Meeting adjourned at approximately 3.30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 281-2